

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
John Robert Lewis

321 Old Hwy 25
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred twenty-seven thousand five hundred and 00/100 Dollars (\$127,500.00) to the undersigned Grantor, Federal Home Loan Mortgage Corporation, a corporation, organized and existing under the laws of the United States of America, by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John Robert Lewis, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the North half of the SE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Harry L. Phillips, said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 26; thence South 89 Degrees 45 Minutes 24 Seconds West along the South line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 26, a distance of 215.64 feet to a point on the East right of way of the Egg and Butter Road; thence along a curve to the left, in said right of way, having a radius of 1175.35 feet and a chord bearing of North 09 Degrees 03 Minutes 14 Seconds West, an arc length of 7.02 feet to the point of beginning; thence North 09 Degrees 13 Minutes 30 Seconds West a distance of 268.72 feet to a point; thence North 16 Degrees 49 Minutes 45 Seconds East a distance of 99.15 feet to a point on the Southeast right of way of State Highway No. 25; thence along a curve to the left, in said right of way, having a radius of 5855.88 feet and a chord bearing of North 49 Degrees 15 Minutes 29 Seconds East an arc length of 523.28 feet to a $\frac{1}{2}$ inch rebar, found, with a cap stamped "Wheeler 0502"; thence South 11 Degrees 00 Minutes 43 Seconds East a distance of 550.02 feet to a $\frac{1}{2}$ inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence South 71 Degrees 59 Minutes 28 Seconds West a distance of 509.70 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and Except:

Property conveyed in Deed recorded in Inst. No. 20050906000456810 in Probate Office of Shelby County, Alabama, more particularly described as follows:

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the intersection of the West line of the Alabama Gas Corp., Parcel (the old railroad right of way) and South right of way of Alabama State No. 25; thence along a curve to the right in the South right of way of Alabama State Highway No. 25, having a radius of 5855.88 feet and a chord bearing of South 44 Degrees 25 Minutes 32 Seconds West, an arc length of 464.52 feet to a $\frac{1}{2}$ inch rebar found, with a cap stamped "S. Wheeler CA 0502", at the point of beginning; thence along a curve to the right in the South right of way of Alabama State Highway No. 25, having a radius of 5855.88 feet and a chord bearing of South 48 Degrees 21 Minutes 16 Seconds West, an arc length of 338.56 feet to a $\frac{1}{2}$ inch rebar set; thence South 18 Degrees 00 Minutes 32 Seconds East, a distance of 413.18 feet to a $\frac{1}{2}$ inch rebar set; thence North 71 Degrees 59 Minutes 28 Seconds East, a distance of 242.75 feet to a $\frac{1}{2}$ inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence North 11 Degrees 00 Minutes 43 Seconds West, a distance of 553.02 feet to the point of beginning.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback

Special Warranty Deed
December 27, 2005

- lines of record, if any.
3. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20081202000454770, in the Probate Office of Shelby County, Alabama.

\$ 128,990.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day of February, 2009.

Federal Home Loan Mortgage Corporation
By, Authorized Signer National Default REO Services, a Delaware
Limited Liability Company dba First American Asset Closing Services
("FAACS")

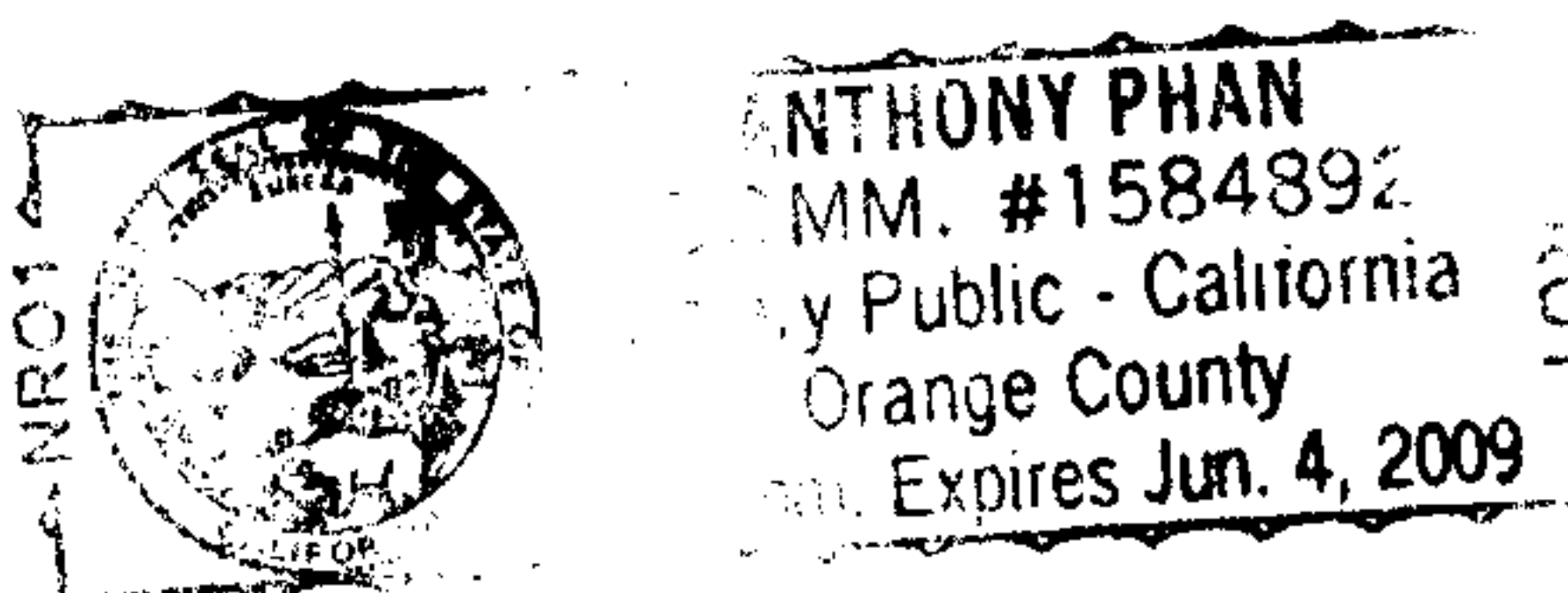
by, [Signature]
Its Carolyn Oliver
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Oliver, whose name as Vice President of Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 20 day of February, 2009.



[Signature]
NOTARY PUBLIC
My Commission expires: June 4, 2009
AFFIX SEAL

Exhibit A Page 2, The Property conveyed is also known as:

DESCRIPTION

A parcel of land in Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 21 South of the Huntsville Base Line, Range 1 West of the Huntsville Meridian; proceed S $89^{\circ}45'24''$ W along the south line of the said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 215.64 feet to a point on the east right of way of Egg and Butter Road; proceed along said right of way in a curve to the left having a radius of 1175.35 feet, a chord bearing of N $9^{\circ}03'14''$ W, and an arc length of 7.02 feet to the point of beginning; turn a deflection angle to the left from the chord of said curve of $0^{\circ}10'16''$ and proceed along the right of way of Egg and Butter Road for a distance of 266.75 feet; turn a deflection angle to the right of $23^{\circ}45'22''$ and proceed for a distance of 98.84 feet to the southeasterly right of way of Old Highway 25; turn a deflection angle to the right of $39^{\circ}30'31''$ to the chord of a curve to the left having a radius of 5855.88 feet, a central angle of $1^{\circ}48'40''$, and a chord length of 185.08 feet; proceed along the arc of said curve, being the said right of way, for a distance of 185.09 feet; turn an angle to the right from said chord of $111^{\circ}44'56''$ and proceed for a distance of 413.18 feet; turn a deflection angle to the right of $88^{\circ}09'28''$ and proceed for a distance of 242.75 feet to the point of beginning.