

20090618000233660 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/18/2009 09:33:35 AM FILED/CERT

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

Send Tax Notice to:

Britten Taylor

Brook Taylor

4000 Belvedere Ct
B'ham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred thirty-five thousand and 00/100 Dollars (\$235,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Britten Taylor, and Brook Taylor, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Final Plat of Belvedere Cove, Phase II, as recorded in Map Book 35, Page 76, in the Probate Office of Shelby County, Alabama.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20050801000385550 and Instrument No. 20060316000122900.
4. Restrictions appearing of record in Instrument No. 20060316000122900.
5. Easement as shown in instrument recorded in Book 90, Page 193.
6. 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. 20081106000430440, in the Probate Office of Shelby County, Alabama.

\$ 239,796.00 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.

Special Warranty Deed
December 27, 2005

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
12 day of May, 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")

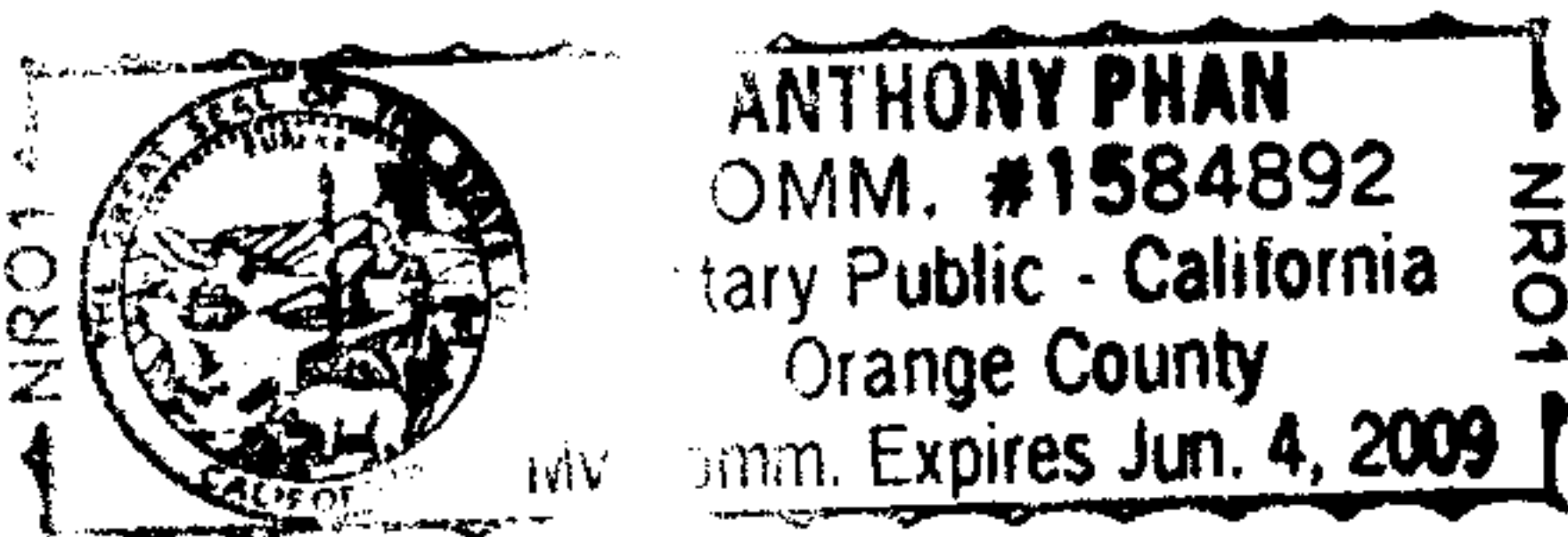
by,
Its Yndira Capacete
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Yndira Capacete, 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 12 day of May, 2009.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

629641
2009-000239