

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

Send Tax Notice to:
Lee Roy Patterson
Dana J. Patterson
385 Deer Ridge Lane
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred five thousand and 00/100 Dollars (\$205,000.00) 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 Lee Roy Patterson, and Dana J. Patterson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, Section 2, Phase 2, according to the Survey of Deer Ridge Lakes, as recorded in Map Book 33, Page 116, 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 Book 299 Page 370.
4. Restrictions appearing of record in Inst. No. 1994-29305 and Inst. No. 2004-21020
5. 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. 20090219000058730, in the Probate Office of Shelby County, Alabama.

\$ 201,261.00 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 Grantees, their heirs and assigns, forever.

Special Warranty Deed

December 27, 2005

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of April, 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 Maria Pereira

As Attorney in Fact

STATE OF California

COUNTY OF Orange



20090624000242090 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/24/2009 08:13:11 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria Pereira, 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 24 day of April, 2009.



ANTHONY PHAN
MM. #1584892
Notary Public - California
Orange County
Expires Jun. 4, 2009

[Signature]

NOTARY PUBLIC

My Commission expires: June 4, 2009

AFFIX SEAL

636882

2009-000560