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Shelby Cnty Judge of Probate, AL  
07/01/2009 11:03:05 AM FILED/CERT

**INVESTOR NUMBER: 502301546**

**Fifth Third Bank**

**LOAN NO. 405158205**

**MORTGAGOR(S): MICHAEL JEFFRIES AND SUNNI JEFFRIES**

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Fifth Third Mortgage Company**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Beginning at the Northwest corner of NW 1/4 of SE 1/4 Section 28, Township 20 South, Range 4 West, thence run South along the West line of said NW 1/4 of SE 1/4 a distance of 1,312.16 feet to point of beginning, continue said course a distance of 357.84 feet, turn left an angle of 140 degrees 10 minutes a distance of 275.0 feet. Turn left an angle of 90 degrees 00 minutes a distance of 229.35 feet to point of beginning; being in NW 1/4 of SE 1/4 and SW 1/4 of SE 1/4, Section 28, Township 20 South, Range 4 West, Shelby County, Alabama.

ALSO: Commence at the Northwest corner of the NW 1/4 of SE 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama and run thence Southerly along the West line of said 1/4-1/4 section a distance of 1,215.00 feet to the Point of Beginning of the property being described; thence continue along last described course a distance of 97.16 feet to a point; thence turn 55 degrees 05 minutes 13 seconds left and run East-Southeasterly a distance of 218.11 feet to a point on the Westerly right of way line of South Shades Crest Road (a/k/a Shelby County Road No. 2); thence turn 84 degrees 20 minutes 28 seconds left and run

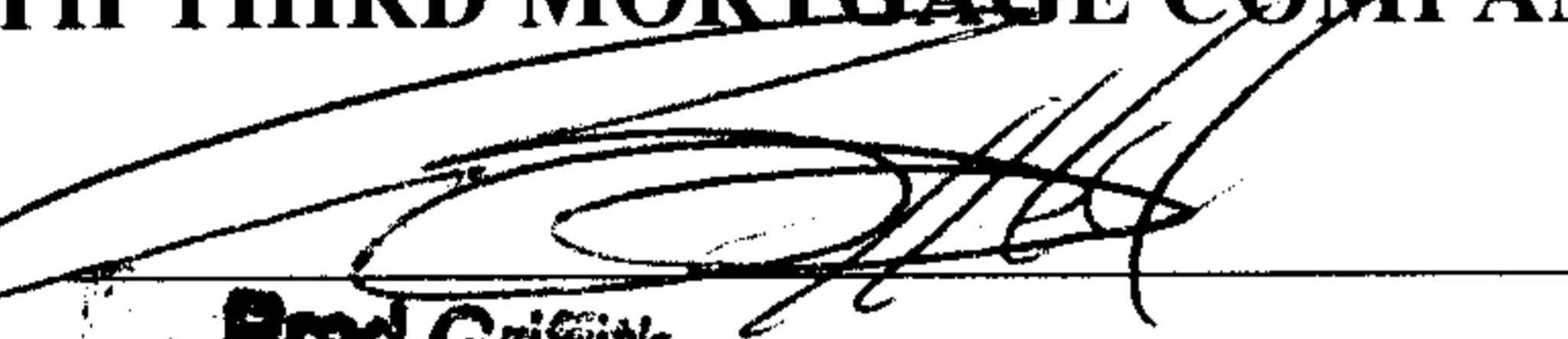
Northwesterly along said right of way line a distance of 53.82 feet to a point; thence turn 90 degrees 18 minutes 43 seconds left and run Northwesterly a distance of 280.25 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

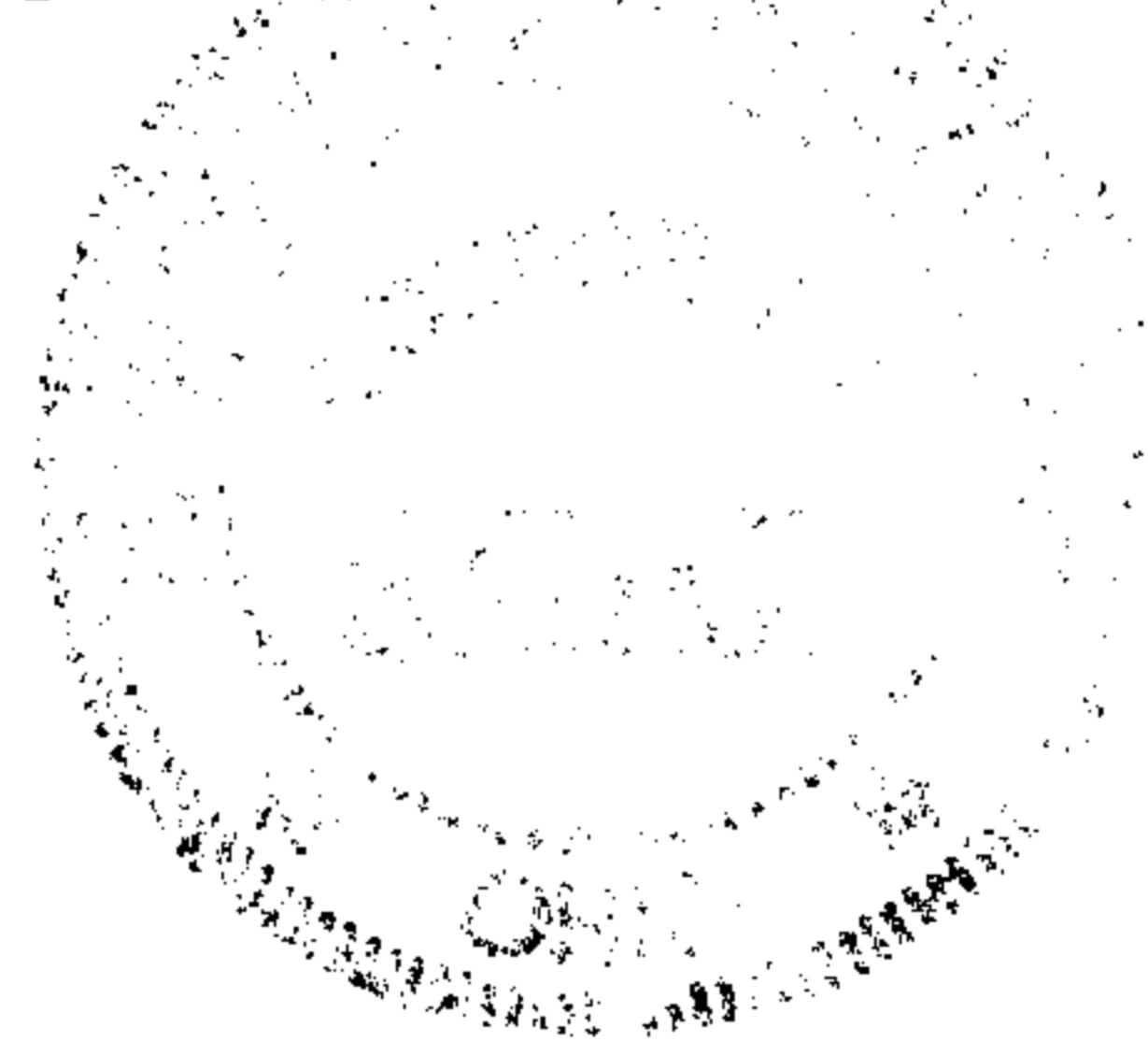
IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **FIFTH THIRD MORTGAGE COMPANY**, a corporation, has caused this conveyance to be executed by BRAD GRIFFITH, its DEFAULT MANAGER, who is duly authorized, on the 25<sup>th</sup> day of MARCH, 2009.

**FIFTH THIRD MORTGAGE COMPANY**

By:   
Its: **Brad Griffith**  
**Default Manager**

[AFFIX SEAL]

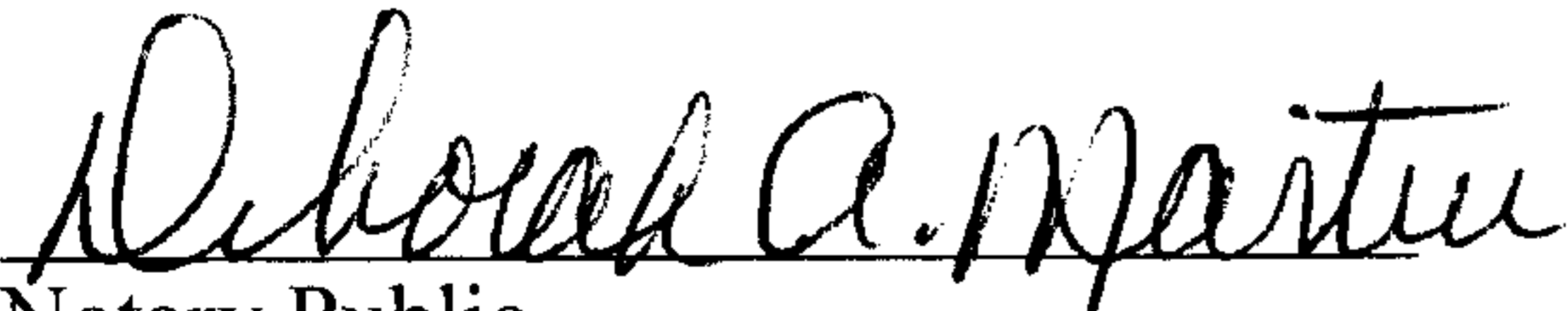


STATE OF OHIO

COUNTY OF HAMILTON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that BRAD GRIFFITH, whose name as DEFAULT MANAGER of **FIFTH THIRD MORTGAGE COMPANY**, 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 25 day of March, 2009.

  
Notary Public

My Commission Expires: \_\_\_\_\_



**DEBORAH A. MARTIN**  
Notary Public, State of Ohio  
My Commission Expires  
May 1, 2013