

This instrument prepared by:
Rebecca B. Redmond, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205

125,000⁰⁰⁰
SEND TAX NOTICE TO:
Nathan C. Chase

Shelby County, AL 07/29/2009


State of Alabama

Deed Tax : \$125.00

STATE OF ALABAMA)

SHELBY COUNTY)

DEED OF REDEMPTION


20090729000289880 1/4 \$145.00
Shelby Cnty Judge of Probate, AL
07/29/2009 10:48:15 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, heretofore, on, to-wit: the 10th day of March, 2008, Michael Jeffries, a married man, and Sunnie Jeffries, his wife, executed that certain mortgage on real property hereinafter described to Fifth Third Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080416000154930, and

WHEREAS, default was made by the said Mortgagors, in the payment of the indebtedness secured by said mortgage, and the said mortgage was duly foreclosed in accordance with the terms and provisions provided for therein on the 23rd day of June, 2009, and a Foreclosure Deed was executed and recorded in the aforesaid Probate Office in Instrument No. 20090701000253390 which said Foreclosure Deed reveals that Fifth Third Mortgage Company purchased all of the real property described in said mortgage at said foreclosure sale, Fifth Third Mortgage Company subsequently transferred said property to Federal Home Loan Mortgage Corporation; and

WHEREAS, Fifth Third Mortgage Company executed a Special Warranty Deed conveying all of the real property herein described unto Federal Home Loan Mortgage Corporation and recorded in Instrument No. 20090701000253400; and

WHEREAS, in accordance with the Statutes of Alabama, Nathan C. Chase, having been assigned the Mortgagors' redemption rights has exercised his right of redemption from the said foreclosure sale and has paid to Federal Home Loan Mortgage Corporation, without Recourse, the balance due on said mortgage debt and all lawful charges in connection therewith, and has requested that Federal Home Loan Mortgage Corporation, execute and deliver to Nathan C. Chase, a Deed of Redemption covering the property described in said mortgage;

NOW, THEREFORE, in consideration of the premises above and of the payment to Federal Home Loan Mortgage Corporation by Nathan C. Chase, the balance due on said debt and all lawful charges in connection therewith, the receipt whereof is hereby acknowledged, the said Federal Home Loan Mortgage Corporation does hereby remise, release, quit claim and convey unto Nathan C. Chase, all of the right, title, and interest acquired by the said Federal Home Loan Mortgage Corporation under and by virtue of the Foreclosure Deed, as referred to hereinabove, in and to the following described property situated in Shelby County, Alabama:

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.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment; and by accepting this deed, Grantees release any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale.

TO HAVE AND TO HOLD unto the said Nathan C. Chase forever.

IN WITNESS WHEREOF, the said Federal Home Loan Mortgage Corporation who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of July, 2009.

FEDERAL HOME LOAN MORTGAGE CORPORATION

Federal Home Loan Mortgage Corporation

By: Kathy Franklin Kathy Franklin
Assistant Treasurer
Its: _____

STATE OF Texas)
COUNTY OF Denton)



20090729000289880 4/4 \$145.00
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kathy Franklin, whose name as Assistant Treasurer of Federal Home Loan Mortgage 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 said conveyance, he/she, as such officer and with full authority, executed the same voluntarily as and for the act of said corporation as aforesaid.

Given under my hand and seal this 24th day of July, 2009.

Michelle Murphy

Notary Public

My Commission Expires: _____



9-2002