



20090804000299530 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
08/04/2009 03:02:43 PM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205  
NTC09000263

Send Tax Notice to:  
Jeremy S. Goldfon  
133 SOUTHVIEW DRIVE  
BIRMINGHAM, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred seventy-nine thousand and 00/100 Dollars (\$279,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeremy S. Goldfon, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Southpointe, 9th Sector, Phase I, as recorded in Map Book 16, Page 80, 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 Grantee herein assume and agree to pay.
3. Easements, building lines and restrictions as shown on recorded map
4. 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. 20090519000188130, in the Probate Office of Shelby County, Alabama.

\$ 273,946.00 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.

Shelby County, AL 08/04/2009  
State of Alabama  
Deed Tax : \$5.50

Special Warranty Deed  
December 27, 2005

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
7 day of ~~June~~ <sup>July</sup>, 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")

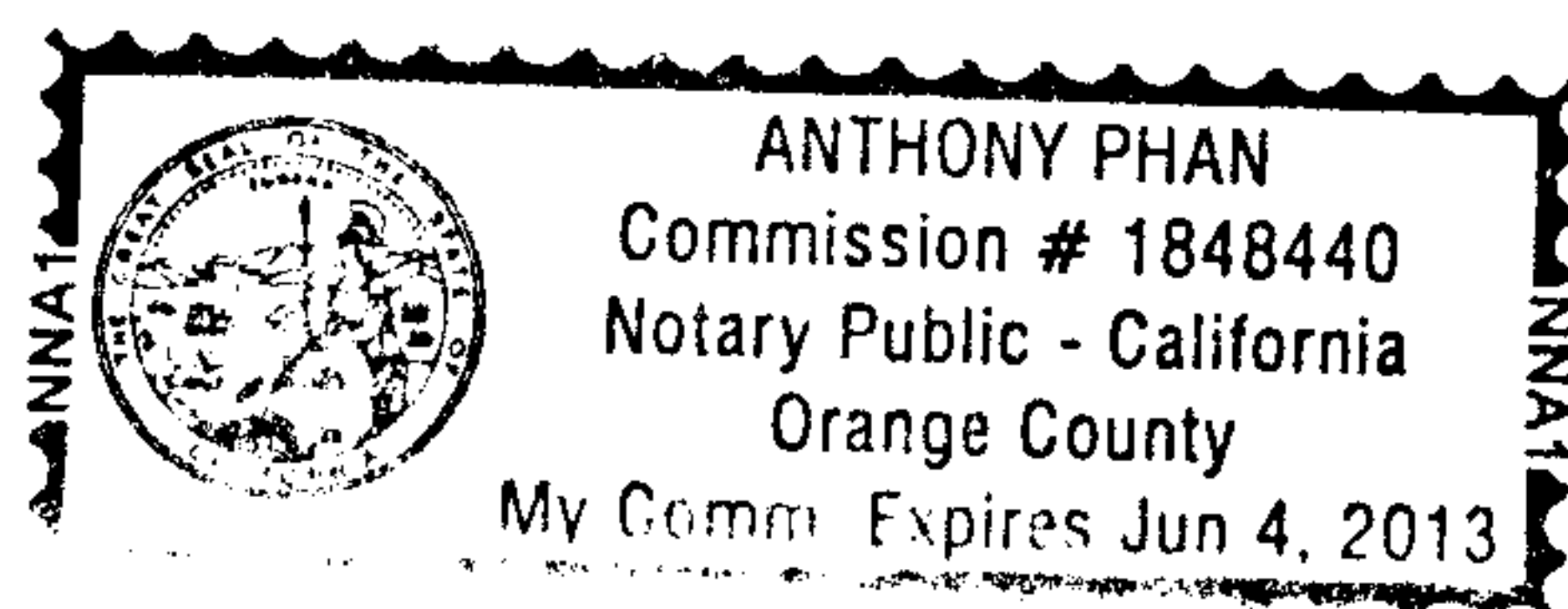
by, [Signature]  
Its Maria Perelva  
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Maria Perelva, 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 7 day of ~~June~~ <sup>July</sup>, 2009.  
AP



[Signature]

NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

650074  
2009-001439