

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

Send Tax Notice to:  
Richard Steve Tipton  
Andrew Tipton

1375 Chilton County Road 33  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred two thousand five hundred fifty and 00/100 Dollars (\$102,550.00) 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 Richard Steve Tipton, and Andrew Tipton, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2 in Block 50 according to the Survey and Map of Reynold's Addition to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 37, in the Probate Office of Shelby County, Alabama, said lots being in the Southwest corner of said Block 50, fronting 75 feet each on Middle Street and running back a depth of 150 feet; being situated in 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. Line Permit granted to Alabama Power Company as recorded in Deed Book 240, Page 855.
4. Restrictions as shown on recorded plat.
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. 20081119000444170, in the Probate Office of Shelby County, Alabama.

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  
19 day of August, 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")

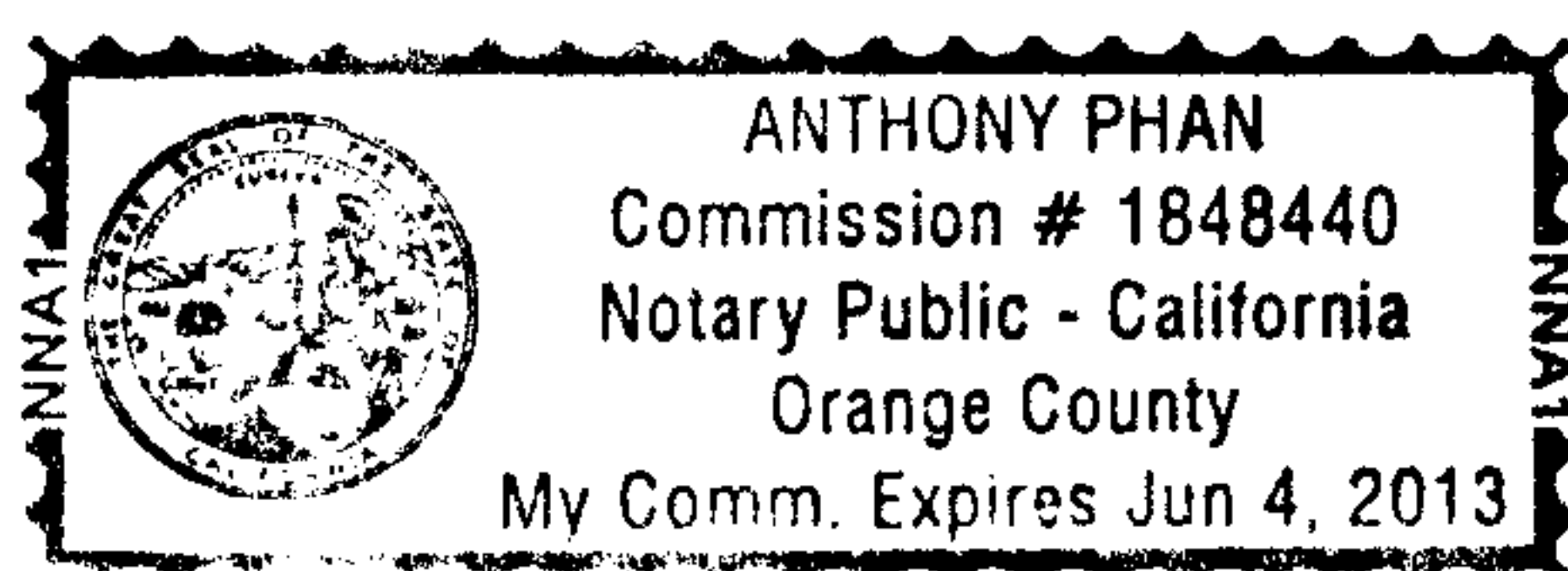
by, Vilma Salas  
Its Vilma Salas  
As Attorney in Fact

STATE OF California

COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Vilma Salas, 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 19 day of August, 2009.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

Shelby County, AL 09/01/2009  
State of Alabama  
Deed Tax : \$103.00

624560  
2008-004866