20091130000439220 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 11/30/2009 01:49:22 PM FILED/CERT

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

Send Tax Notice to: Patterson O. Dennis

12 vule Village Trail Calera, Al 35040

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

## SHELBY COUNTY

That in consideration of Ninety-nine thousand and 00/100 Dollars (\$99,000.00) 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 Patterson O. Dennis, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 78 A, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 37, Page 74, in the Probate Office of Shelby County, Alabama.

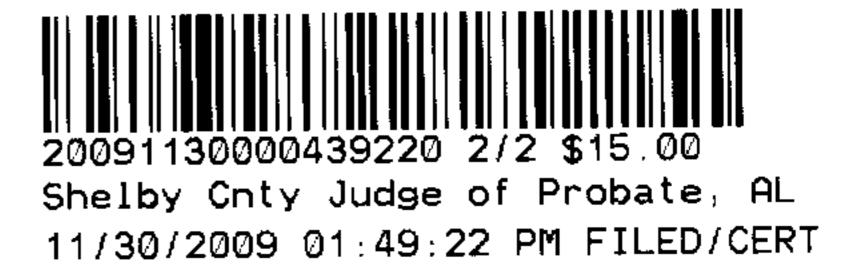
## Subject to:

- 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No.2005-56420.
- 4. Easements, building lines and restrictions as shown on recorded mapRestrictions appearing of record in Instrument No. 2005-56363, Instrument No. 2006-31493, Instrument no. 2005-59712 and Instrument No. 2006-45314.
- 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. 20090513000180010, in the Probate Office of Shelby County, Alabama.

\$10,020.00 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.



Special Warranty Deed December 27, 2005

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of October, 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") 1 1 Charlotte Elliott As Attorney in Fact STATE OF JEXAS COUNTY OF Dallas I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as V.P. 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 23 day of October, 2009. NOTARY PUBLIC My Commission expires: **AFFIX SEAL** 

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