20091214000457090 1/3 \$242.50 Shelby Cnty Judge of Probate, AL 12/14/2009 11:15:20 AM FILED/CERT

Shelby County, AL 12/14/2009

State of Alabama Deed Tax : \$225.50

After Recording Return to:

First AM # 1100137

)

(Application of the content of

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STATE OF ALABAMA SHELBY COUNTY

Mail Tax Statements To:

Kyle Lee McLain Adria Lee McLain 3520 Cheshire Dr. Birmingham AL 35242

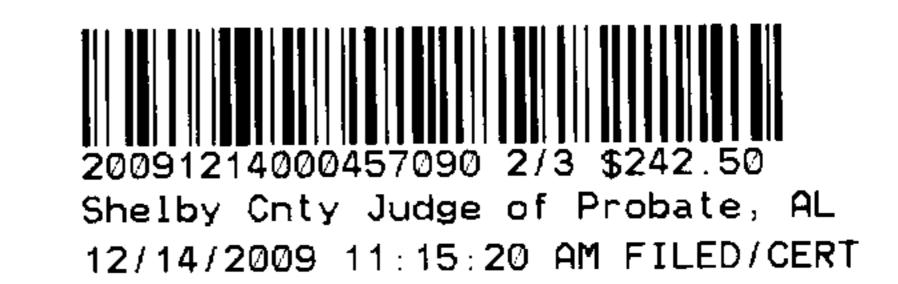
10-523830
Property Address:

3520 Cheshire Drive Birmingham, AL 35242

Tax ID: 101010001057070

SPECIAL WARRANTY DEED

LOT 80-C, ACCORDING TO THE RESURVEY OF LOTS 77 THROUGH 80 AND LOTS 83 THROUGH 85, MEADOWBROOK, 5TH SECTOR, FIRST PHASE, AS RECORDED



IN MAP BOOK 9, PAGE 9 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED TO, FEDERAL HOME LOAN MORTGAGE CORPORATION BY DEED DATED (05/21/2009), RECORDED MAY 27, 2009 IN BOOK N/A, PAGE N/A, DOCUMENT NO. 20090527000199160 IN SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 3520 Cheshire Drive, Birmingham, AL 35242

The legal description was obtained from a previously recorded instrument.

GRANTOR does for itself and for its respective successors and assigns, covenant with the said GRANTEES, that it is lawfully seized in fee simple of said premises; and that it has a good right to sell.

TO HAVE AND TO HOLD unto the said GRANTEES forever.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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Signature page follows

20091214000457090 3/3 \$242.50 Shelby Cnty Judge of Probate, AL 12/14/2009 11:15:20 AM FILED/CERT

MWITNESS WHEREOF, Grantor has hereunto set its hand and seal this & , 2009. Signefi, sealed and delivered in our presence: FEDERAL HOME LOAN MORTGAGE CORPORATION, Print Name Authorized Signer of National Default REO Services, a Delaware Limited Liability Company Second Witness doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent. Print Name STATE OF LA I FUMA COUNTY OF Orange ACKNOWLEDGED AND EXECUTED BEFORE ME, on the $\frac{\delta}{5e^{\mu}}$ day of $\frac{\delta e^{\mu}}{\delta e^{\nu}}$, 2009, the undersigned authority, personally appeared $\frac{\delta}{1/m}$, who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation. ANTHONY PHAN NOTARY PUBLIC Commission # 1848440 My Commission Expires Notary Public - California Orange County My Comm. Expires Jun 4, 2013

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor. Prepared under the supervision of:

Angelina M. Whittington, Esq.

FL, AL, & MO Barred

By: Laws Specialty Group, Inc. 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300