

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

Send Tax Notice to:  
Rick Anthony Pettinato Jr.  
Jordan McNeely Pettinato  
175 Grande View Lane  
Maylene AL 35114

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-five thousand five hundred and 00/100 Dollars (\$165,500.00) 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 Rick Anthony Pettinato Jr., and Jordan McNeely Pettinato, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 2nd Addition, as recorded in Map Book 20, Page 6, 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 Grantees herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 1995-28544 and Inst. No. 2004-9286.
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. 20090519000188270, in the Probate Office of Shelby County, Alabama.

\$ 162,501.00 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 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 13 day  
of November, 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 [Signature]  
As Attorney in Fact

STATE OF Texas  
COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
**Charlotte Elliott**, whose name as [Signature] 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 13 day of November, 2009.

Shelby County, AL 12/16/2009

State of Alabama  
Deed Tax : \$3.00

[Signature]  
NOTARY PUBLIC  
My Commission expires: 2/8/12  
AFFIX SEAL

652256  
2009-001501

