

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Stephen Rhodes Hand

234 High Ridge Drive Pelham, Alabama 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty thousand one hundred five and 00/100 Dollars (\$140,105.00) 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 Stephen Rhodes Hand, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 213, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, 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.
- Easements, building lines and restrictions as shown on recorded mapRestrictions appearing of record in Book 2004, Page 9479.
- 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. 20090520000190770, in the Probate Office of Shelby County, Alabama.

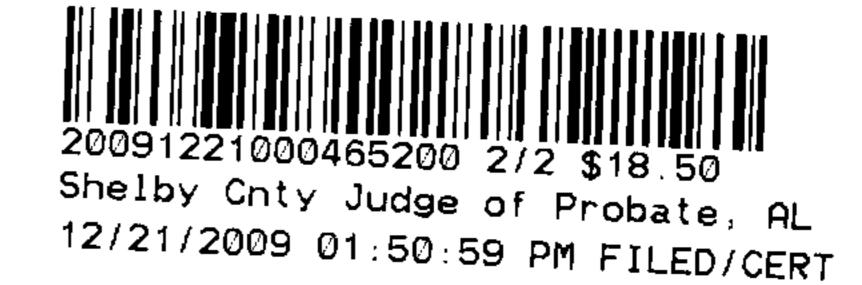
\$135,901.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 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")

AUUN

Its Jamey Davis

As Attorney in Fact

STATE OF

COUNTY OF

Deed Tax : \$4.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as 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.

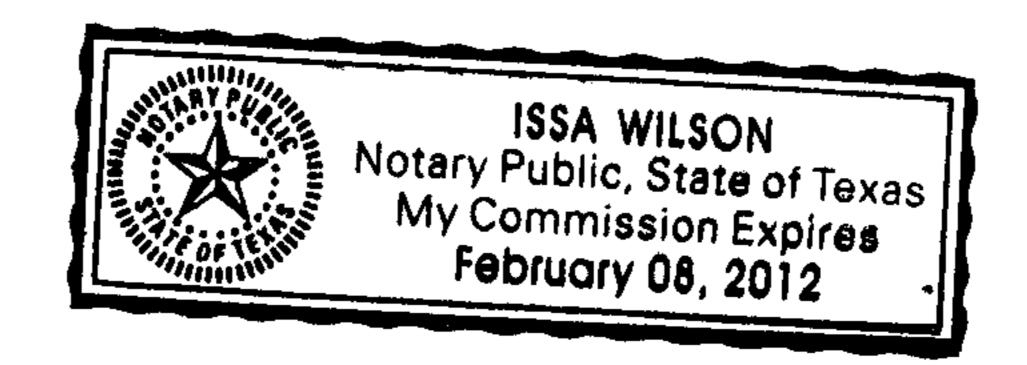
Given under my hand and official seal, this the ______

NOTARY PUBLIC

My Commission expires: 2/8

AFFIX SEAL

652562 2009-001569



day of October, 2009.