This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to:
Katherine A. Morrison
Jeffrey A. Morrison
166 Bridgewater Drive
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-four thousand and 00/100 Dollars (\$274,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Katherine A. Morrison, and Jeffrey A. Morrison, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 216, according to the amended map of Riverwoods, Second Sector, as recorded in Map Book 29, page 121, in the Probate Office of Shelby County, Alabama, Mineral and mining rights excepted.

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.
- Easement/right-of-way to Alabama Power Company as recorded in Instrument No.2002-46365 and Book 127, Page 442.
- 4. Easement/right-of-way to Shelby County as recorded in Book 116 Page 275.
- Easements, building lines and restrictions as shown on recorded mapRestrictions and covenants appearing of record in Instrument No. 2002-7338.
- 6. 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. 20090909000345640, in the Probate Office of Shelby County, Alabama.

\$ 232,900.00 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.



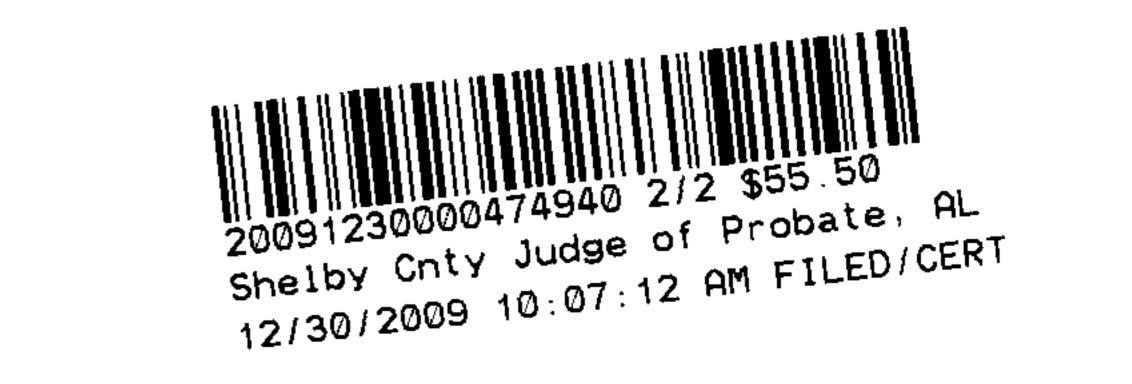


20091230000474940 1/2 \$55.50 Shelby Cnty Judge of Probate, AL 12/30/2009 10:07:12 AM FILED/CERT

Charles Casants Ol 12/30/2009

Shelby County, AL 12/30/2009

State of Alabama Deed Tax : \$41.50



N WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of December, 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 Charlotte Elliott As Attorney in Fact
STATE OF TEXAS COUNTY OF Vallas
the undersigned, a Notary Public in and for said County, in said State, hereby certify that the charlotte Ellicity, 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 his 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.
NOTARY PUBLIC My Commission expires: AFFIX SEAL



2009-002991



TOMMY HARGRAVES
Notary Public, State of Texas
My Commission Expires
December 02, 2012