



20100104000001790 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
01/04/2010 04:11:51 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:
Jennifer Lowry

1380 Waxwing TR
ALABAMA AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-seven thousand and 00/100 Dollars (\$137,000.00) to the undersigned, Federal Home Loan Mortgage Corporation, a corporation, by Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), 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 Jennifer Lowry, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, block 2, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, 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 Book Volume 317 Page 272.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book Volume 320 Page 887.
5. Restrictions and covenants appearing of record in Misc. Volume 28, Page 14.
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. 2009052000019690, in the Probate Office of Shelby County, Alabama.

\$134,518⁰⁰ 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.



Shelby County, AL 01/04/2010
State of Alabama
Deed Tax : \$2.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 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"), as Attorney in Fact

By: Charlotte Elliott

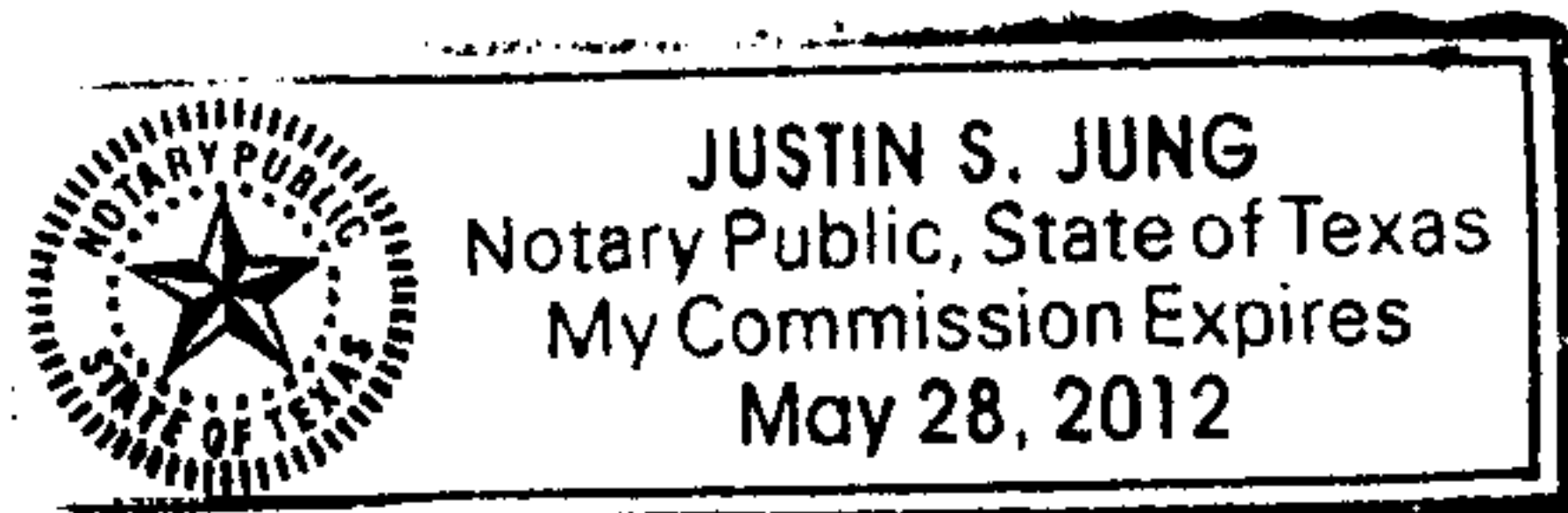
Its Charlotte Elliott V.P.

STATE OF Texas

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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 3 day of December, 2009.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-001524


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