

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

Send Tax Notice to:  
Charles Scott Hall

1009 Emerald Circle  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighty-five thousand and 00/100 Dollars (\$285,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Charles Scott Hall, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Emerald Mountain at Meadowbrook Sector One, as recorded in Map Book 22, Page 84 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 316 Page 470 and Book 316, Page 465.
4. Mineral and Mining Rights as recorded in Book 5 Page 353.
5. Restrictions, easements and building lines as shown on recorded map Restrictions, covenants and conditions as set out in Misc. Book 28, page 232.
6. Transmission line permit to Alabama Power Company as recorded in Book 134, Page 514.
7. Agreement with Alabama Power Company as to underground cables as recorded in Book 28, Page 272 and Book 50, Page 263 and covenants pertaining thereto recorded in Book 28, Page 277 and Real Book 50, page 128.
8. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property as shown by instrument recorded in Book 22, Page 84 in the Probate Office of Shelby County, Alabama.
9. Restrictive covenants as set forth in Instrument no. 1998-26912.
10. 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. 20090916000353650, in the Probate Office of Shelby County, Alabama.

\$ 175,000.00 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.





20100301000059700 2/2 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/01/2010 02:35:13 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of January, 2010.

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,   
Its Amanda Roberts V.P.  
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 Amanda Roberts, 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, action in its capacity as Attorney in Fact as aforesaid.

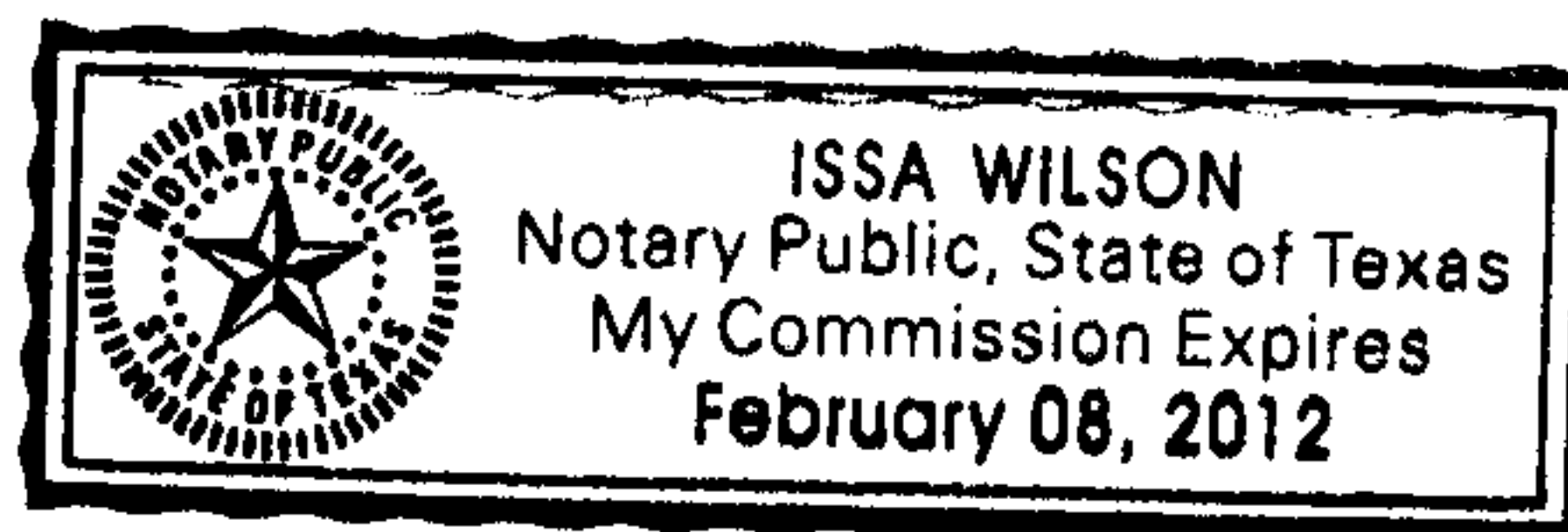
Given under my hand and official seal, this the 26 day of January, 2010.

  
NOTARY PUBLIC

My Commission expires: 2/8/12

AFFIX SEAL

684213  
2009-003098



Deed Tax : \$110.00

