

Special Warranty Deed

December 27, 2005

This instrument prepared by:

Jeff G. Underwood, Attorney

Sirote & Permutt P.C.

2311 Highland Avenue South

Birmingham, Alabama 35205

Send Tax Notice to:

Pierce Adam George

Deedra George

401 BENTMOOR WAY

HELENA, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-five thousand two hundred and 00/100 Dollars (\$165,200.00) 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 Pierce Adam George, and Deedra George, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1114, according to the Map of Second Addition, Old Cahaba, Phase III, recorded in Map Book 29, Page 33, in the Office of the Judge of Probate 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. Restrictions appearing of record in Instrument No. 2001-50513.
5. Right-of-way granted to Shelby County recorded in Real 259, Page 610 and Instrument No. 1999-23334.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. 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. 2009111800429090, in the Probate Office of Shelby County, Alabama.

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.



Shelby County, AL 03/05/2010

State of Alabama

Deed Tax : \$165.50



20100305000064540 1/2 \$179.50  
Shelby Cnty Judge of Probate, AL  
03/05/2010 10:21:47 AM FILED/CERT

2010031

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of February, 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

Charlotte Elliott  
As Attorney in Fact

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 VP 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 5 day of February, 2010.

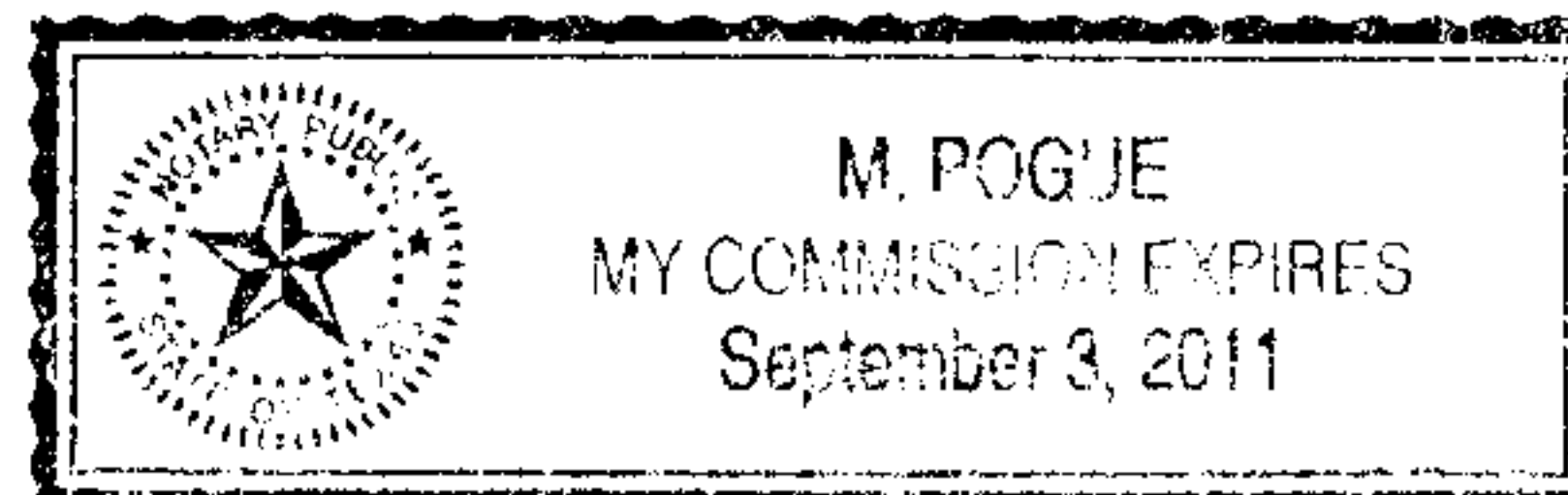
M. Pogue  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

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2009-003996



20100305000064540 2/2 \$179.50  
Shelby Cnty Judge of Probate, AL  
03/05/2010 10:21:47 AM FILED/CERT