

After Recording Return to:)



20100324000085530 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
03/24/2010 11:33:43 AM FILED/CERT

Return to: _____
**FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9966**

Shelby County, AL 03/24/2010
State of Alabama
Deed Tax : \$22.00

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STATE OF ALABAMA
SHELBY COUNTY

Mail Tax Statements To:

Robin S. Sutton
306 SW 12th St
Alabaster, AL 35007

10-612087-3

Property Address:

10511 Highway 17
Maylene, AL 35114

Tax ID: 23-5-21-0-001-009.003

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: on this 8 day of March,
2010, that for and in consideration of twenty two thousand
_____ and 00/100 (\$ 22,000.00) DOLLARS and other good and valuable
consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof
is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION with a
business address of 5000 Plano Parkway, Carrollton, Texas 75010 (herein referred to as
"GRANTOR"), does hereby grant bargain, sell and convey unto ROBIN S. SUTTON, a
single/married/unmarried woman, residing at 306 SW 12th St, Alabaster, AL
35007, (herein referred to as "GRANTEE"), the following lot or parcel of land, situated in
Shelby County, Alabama, and being more particularly described as follows:



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LOT 13, ACCORDING TO THE MAP OF FIRST ADDITION TO R.E. WHATLEY SUBDIVISION OF THE TOWN OF MAYLENE, ALABAMA, AS RECORDED IN MAP BOOK 3, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY FORECLOSURE DEED RECORDED 01/22/2010 AS DOCUMENT NO. 20100122000021920 IN SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 10511 Highway 17, Maylene, AL 35114

The legal description was obtained from a previously recorded instrument.

GRANTOR does for itself and for its respective successors and assigns, covenant with the said GRANTEE, her heirs and assigns that it is lawfully seized in fee simple of said premises; and that it has a good right to sell.

TO HAVE AND TO HOLD unto the said GRANTEE forever.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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Signature page follows



20100324000085530 3/3 \$39.00
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IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first written above.

WITNESS

[Signature]
First Witness

Valery Stewart
Print Name

[Signature]
Second Witness

Lelia Pollard
Print Name

FEDERAL HOME LOAN MORTGAGE CORPORATION,

By [Signature]

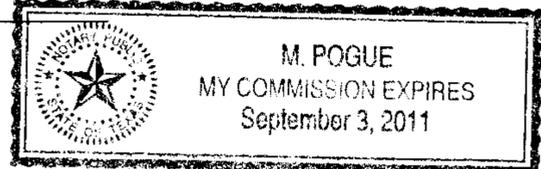
Its [Signature]
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent.

STATE OF Texas }
COUNTY OF Dallas }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 8 day of March, 2010, the undersigned authority, personally appeared Jamey Davis, who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.

[Signature]
NOTARY PUBLIC
M. Pogue

My Commission Expires
9-3-2011



This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Prepared under the supervision of:
Angelina M. Whittington, Esq.
FL, AL, & MO Barred
By: Laws Specialty Group, Inc. 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300