

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

Send Tax Notice to:  
Michael Mardis  
Kimberly Mardis  
909 Belgrave Court  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy thousand and 00/100 Dollars (\$270,000.00) 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 Michael Mardis, and Kimberly Mardis, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54, A,B and C, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Instrument No.20040102000001570.
4. Easements, building lines and restrictions as shown on recorded map
5. Restrictions and covenants appearing of record in instrument no. 1993-16982; Instrument no. 1994-1193; Instrument No. 1995-14426; instrument no. 1996-14897 and instrument no. 1993-1698.
6. Restrictions appearing of record in Instrument no. 1993-21670
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. 20090723000283680 , in the Probate Office of Shelby County, Alabama.

\$ 290,000.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of March, 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")

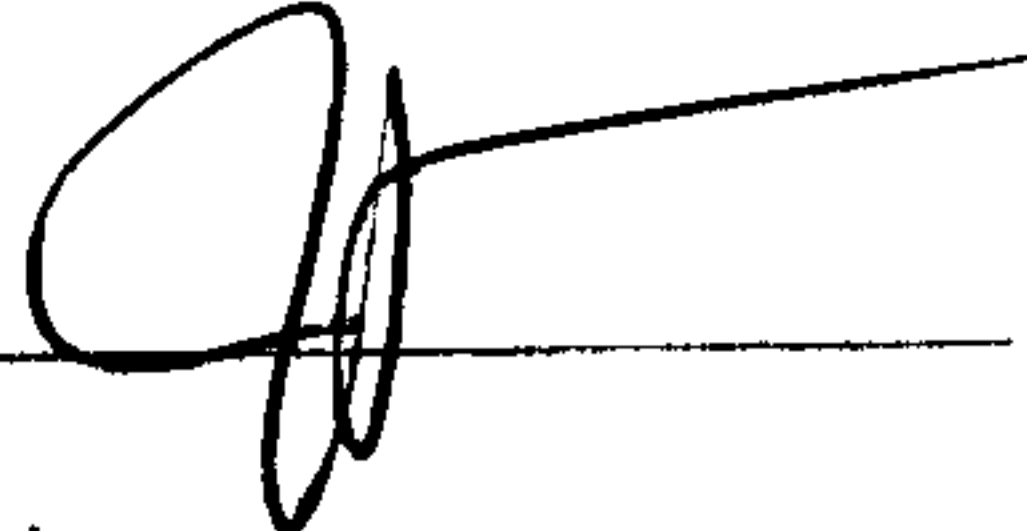
by,   
Its Mark Via V.P.  
As Attorney in Fact

STATE OF Texas

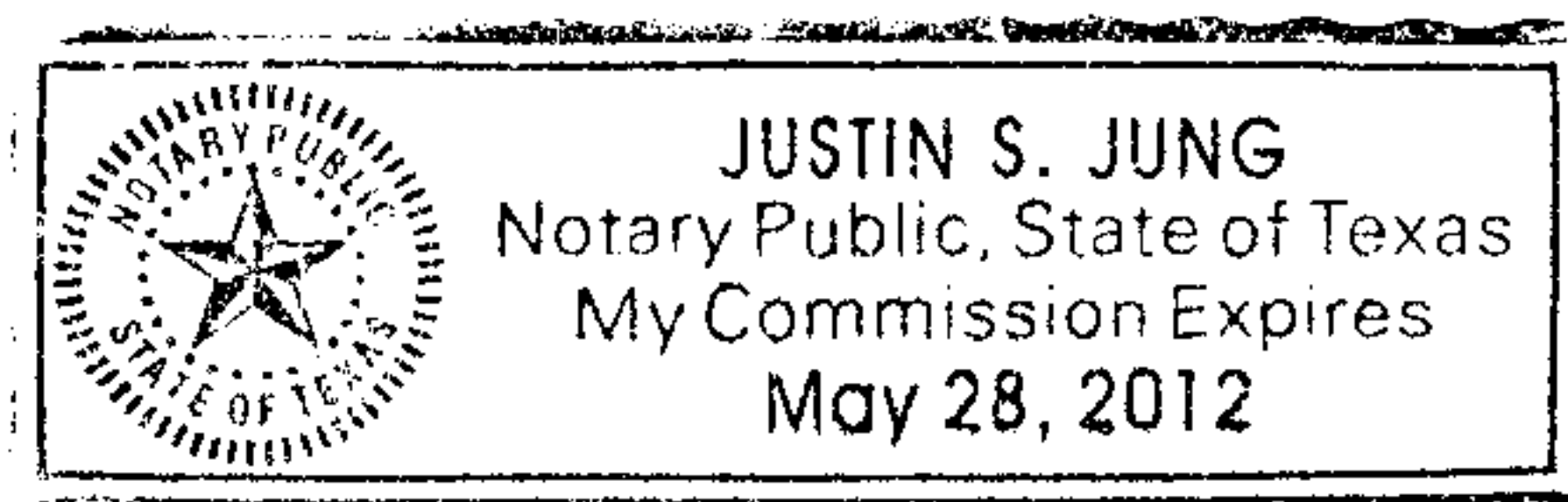
COUNTY OF Dallas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Via, 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 17 day of March, 2010.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

670206  
2009-002338



  
20100422000123130 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/22/2010 02:55:03 PM FILED/CERT

