

20100628000205080 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/28/2010 02:34:23 PM FILED/CERT

After Recording Return to:

Return to:
FIRST AMERICAN TITLE INSURANCE
RECORDER DIVISION
2000 ENTERPRISE ROAD STE#300
PELHAM, AL 35295-9966

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STATE OF ALABAMA
SHELBY COUNTY

572 3773D

Mail Tax Statements To:

Amy R. Milling
1814 Leybourne Ln
Wesley Chapel, FL 33543

Property Address:
2538 Elizabeth Drive
Pelham, AL 32124

Tax ID: 13-1-02.0-001-002.040

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: on this 2 day of April,
2010, that for and in consideration of One hundred twenty thousand
and 00/100 (\$ 120,000 . 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 AMY R. MILLING, a
single/~~married~~/unmarried woman, residing at 2538 Elizabeth Drive, Pelham, AL
35124, (herein referred to as "GRANTEE"), the following lot or parcel of land, situated in
Shelby County, Alabama, and being more particularly described as follows:

**LOT 60, ACCORDING TO THE MAP AND SURVEY OF ROYAL OAKS,
THIRD SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 8, PAGE
1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME
LOAN MORTGAGE CORPORATION BY SPECIAL WARRANTY DEED
RECORDED 11/19/2009 AS DOCUMENT NO. 20091119000431710 IN
SHELBY COUNTY, ALABAMA.**

PROPERTY ADDRESS: 2538 Elizabeth Drive, Pelham, AL 35124

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.

*This space intentionally left blank
Signature page follows*



IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first written above.

WITNESS

Mae [Signature]

First Witness

Marlon Brown

Print Name

[Signature]

Second Witness

Issa Wilson

Print Name

FEDERAL HOME LOAN MORTGAGE CORPORATION,

By [Signature]

Its Charlotte Elliott, P.

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.

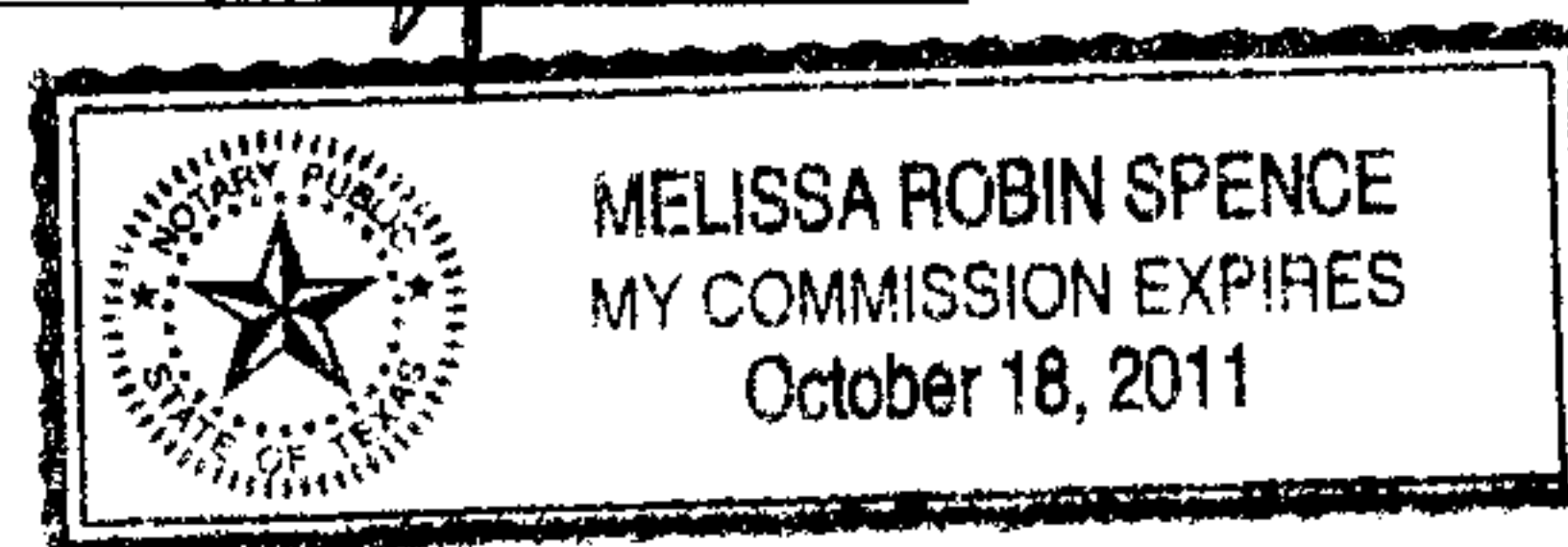
STATE OF Texas }

COUNTY OF Dallas }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 2 day of April, 2010, the undersigned authority, personally appeared Charlotte Elliott, 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 [Signature] 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.

Melissa Robin Spence
NOTARY PUBLIC

My Commission Expires 10-18-2011



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
First American/ Milling #1320642 (4/2010)