

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

Send Tax Notice to:
Torrealba Territories, LLC

120 Carriage Drive
Maylene, AL 35114-9753

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-six thousand and 00/100 Dollars (\$56,000.00) 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 Torrealba Territories, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 1, according to the survey of Mountain View Estates, as recorded in Map Book 4, Page 19, 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. Restrictive covenants and conditions as filed for record in Book 191, page 221, in the Probate Office of Shelby County, Alabama.
4. Transmission line permits to Alabama Power company as recorded in Book 134, Page 360; Book 134, page 363; Book 198, page 495 and Book 324, page 204, in the Probate Office of Shelby County, Alabama and Book 228, page 7
5. Right of way to Shelby County as recorded in Book 155, Page 549 in the Probate Office of Shelby County, Alabama.
6. Title to minerals and mining rights excepted from the West 990 feet of the North half of the SE 1/4 of SW 1/4 of Section 34, Township 20 South, Range 3 West, as reserved in Book 70, page 88 in the Probate Office of Shelby County, Alabama.
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. 20091007000380060, 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 07/02/2010

State of Alabama

Deed Tax : \$56.00



20100702000211620 1/2 \$71.00
Shelby Cnty Judge of Probate, AL
07/02/2010 08:13:24 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of June, 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 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 8 day of June, 2010.

Melissa Robin Spence
NOTARY PUBLIC
My Commission expires: 10-18-2011
AFFIX SEAL

689220
2009-003327




20100702000211620 2/2 \$71.00
Shelby Cnty Judge of Probate, AL
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