

After Recording Return to:

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



20100712000220650 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
07/12/2010 02:41:33 PM FILED/CERT

Shelby County, AL 07/12/2010

State of Alabama

Deed Tax : \$75.00

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STATE OF ALABAMA
SHELBY COUNTY

1-2

5797821D-3^L

Mail Tax Statements To:

Grant Gardner
1820 Hardwood View Dr
Birmingham, AL 35242

Property Address:

1820 Hardwood View Drive
Birmingham, AL 35242

Tax ID: 038270012004000

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: on this 8 day of June,
2010, that for and in consideration of three hundred seventy two thousand,
Six hundred and 00/100 (\$ 372,600.00) 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 GRANT GARDNER, a
single married/unmarried woman, residing at 1820 Hardwood View Drive, Birmingham, AL,
35242
(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 33, ACCORDING TO THE SURVEY OF THE COVE AT GREYSTONE, PHASE II, AS RECORDED IN MAP BOOK 29, PAGE 136 A & B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY FORECLOSURE DEED, RECORDED FEBRUARY 26, 2010 AS DOCUMENT NUMBER 038270012004000, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 1820 Hardwood View Drive, Birmingham, Alabama 35242
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 GRANTEES, their heirs and assigns, as joint tenants 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 **GRANTEES** 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 Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Signature page follows

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 8 day
of June, 2010.

Signed, sealed and delivered in our presence:

[Signature]
First Witness

Marlon Brown
Print Name

[Signature]
Second Witness

Brittani Reac
Print Name

**FEDERAL HOME LOAN MORTGAGE
CORPORATION**

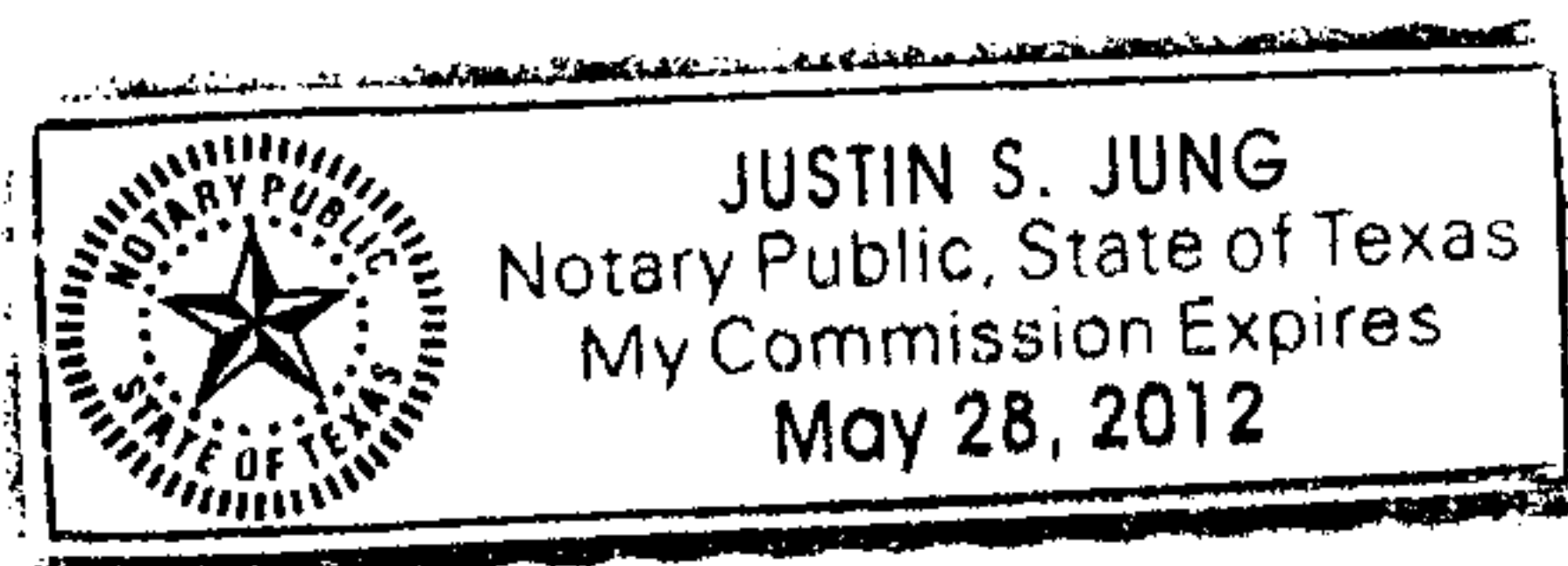
By: [Signature]

Its: [Signature]

Print Name: Jamey Davis
*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
June, 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
My Commission Expires _____

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