

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

Send Tax Notice to:  
Josh Pigford  
Ashley Pigford  
3636 Cumberland Trace  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-five thousand and 00/100 Dollars (\$255,000.00) 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 Josh Pigford, and Ashley Pigford, (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 118, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Office of the Judge of Probate 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. Restrictive Covenants appearing of record in Misc. Book 21, Page 742.
4. Amended Restrictive Covenants as set forth in Misc. Book 29, Page 929.
5. Right of way granted to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 318, Page 412, Deed Book 318, Page 414 and Deed Book 318, Page 416.
6. Option granted to Southern National Gas Company as recorded in Volume 146, Page 301.
7. Right of way granted to Alabama Power Company recorded in Deed Book 146, Page 391.
8. Mineral and mining rights recorded in Volume 66, Page 44.
9. 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. 20100318000079500, in the Probate Office of Shelby County, Alabama.

\$204,000.00 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 30 day of July, 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, Charlotte Elliott  
Its

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 VP 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 30 day of July, 2010.

Deed Tax : \$51.00

NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

739541  
2010-001419

