



20100913000297110 1/3 \$184.50
Shelby Cnty Judge of Probate, AL
09/13/2010 12:25:57 PM FILED/CERT

After Recording Return to:
First American Title Co.
Order No. 6091756D-3^L

Return to:
FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2805 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9966

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA }

SHELBY COUNTY }

Mail Tax Statements To:
Hudson Cross REO Funding X, LLC
3 Pickwik Plaza
Suite 400
Greenwich, CT 06830

Property Address:
5109 Kirkwall Lane,
Birmingham, AL 35242

Tax ID: 10-1-02-0-003-071-000

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS:

On this 14 day of August, 2010, that for and in consideration of One hundred
fifty six thousand one hundred and 62 /100 (\$ 166,104.62) DOLLARS

and other good and valuable consideration to the undersigned Grantor, in hand paid by the
Grantee herein, the receipt whereof is acknowledged, FEDERAL HOME LOAN MORTGAGE
CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, TX 75010 (herein
referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto HUDSON
CROSS REO FUNDING X, LLC, a limited liability company organized in the state of CT,
with a business address of 3 Pickwik Plaza, Suite 400, Greenwich, CT 06830, (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 3-A, BLOCK 2, ACCORDING TO THE RESURVEY OF LOT 3, BLOCK 2, KIRK WALL, AS SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 16, PAGE 39, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. FROM AARON NELSON, AUCTIONEER FOR SHELBY COUNTY, BY DEED DATED 09/29/2009 AND RECORDED 10/07/2009 RECORDED IN INSTRUMENT NO. 20091007000380080, OF OFFICIAL RECORDS OF JEFFERSON COUNTY, ALABAMA.

PROPERTY ADDRESS: 5109 Kirkwall Lane, Birmingham, AL 35242
The legal description was obtained from a previously recorded instrument.

SUBJECT TO all matters of record and ad valorem taxes not due or payable on the date hereof.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said **GRANTEE**, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the said Grantor, and all persons claiming by, through, under it, or against encumbrances made or suffered by it.

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.

Signature page follows

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 14 day
of August, 2010.

Signed, sealed and delivered in our presence:

Brian Pearce
First Witness

Brian Pearce
Print Name

Kathy Stewart
Second Witness

Kathy Stewart
Print Name

FEDERAL HOME LOAN MORTGAGE
CORPORATION,

By Charlotte Elliott

Its

Charlotte Elliott

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

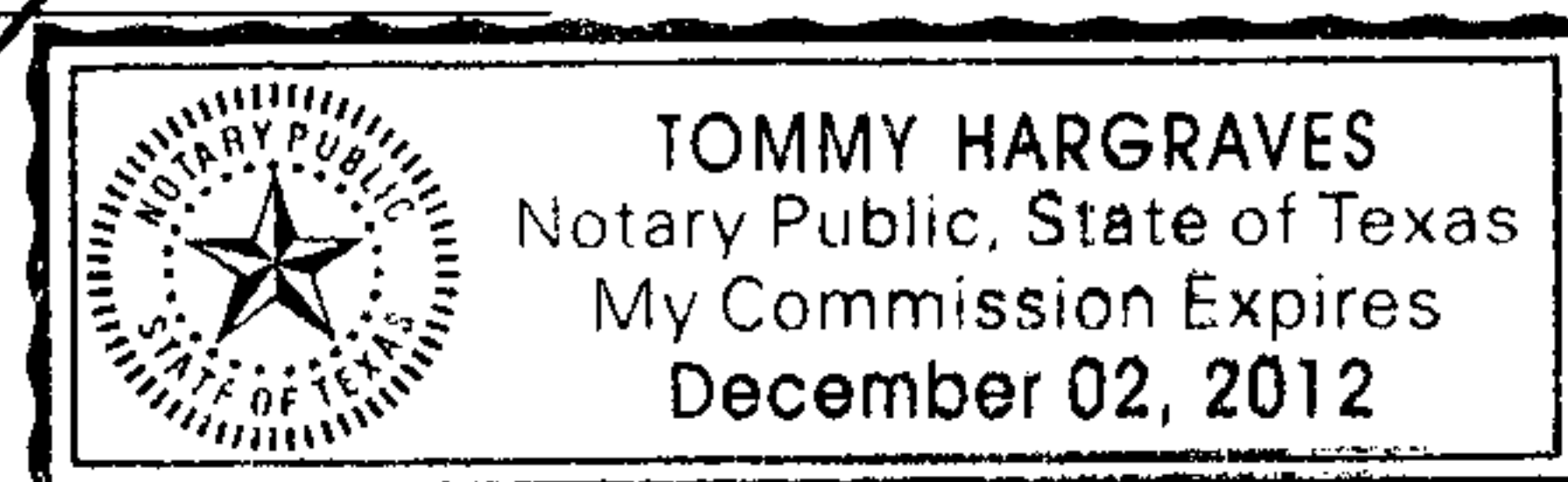
August ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 14 day of
August, 2010, the undersigned authority, personally appeared Charlotte Elliott,
who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability
Company doing business as First American Asset Closing Services ("FAACS"), 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 _____ 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.

Given under my hand and official seal, this the 14 day of August, 2010.

Tommy Hargraves
NOTARY PUBLIC

My Commission Expires:

12-02-2012



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, or other authority,
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. The conveyance amount was either provided or not made available to
preparer and was added after the preparation of this instrument by agent for Grantor.**

Prepared under the supervision of: Angelina M. Whittington, Esq.KS, AL, & MO Barred
By: Laws Specialty Group, Inc. 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300