

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

Send Tax Notice to:
Bernis A. Simmons

1557 Woodridge Place
Vestavia, AL 35216

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy thousand and 00/100 Dollars (\$70,000.00) 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 Bernis A. Simmons, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Buck Creek Landing as recorded in Map Book 20, Page 136, in the Probate Office of Shelby County, Alabama; being situated in 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. Covenants, conditions and restrictions as set forth in Inst. No. 1996-6647.
Right of way granted to American Telephone and Telegraph Company as recorded in Real Book 213, Page 992
4. Right of way granted to Shelby County as recorded in Deed Book 216, Page 584.
Water Line Agreement granted to Alabaster Water & Gas Board as recorded in Inst. No. 1992-18725.
5. Easement granted to Alabaster Water & Gas Board as recorded in Inst. No. 1996-4043.
6. 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. 20100311000071510, 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.





20100915000301170 2/2 \$85.00
 Shelby Cnty Judge of Probate, AL
 09/15/2010 10:53:40 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of August, 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* J.P.
 Its Charlotte Elliott

As Attorney in Fact

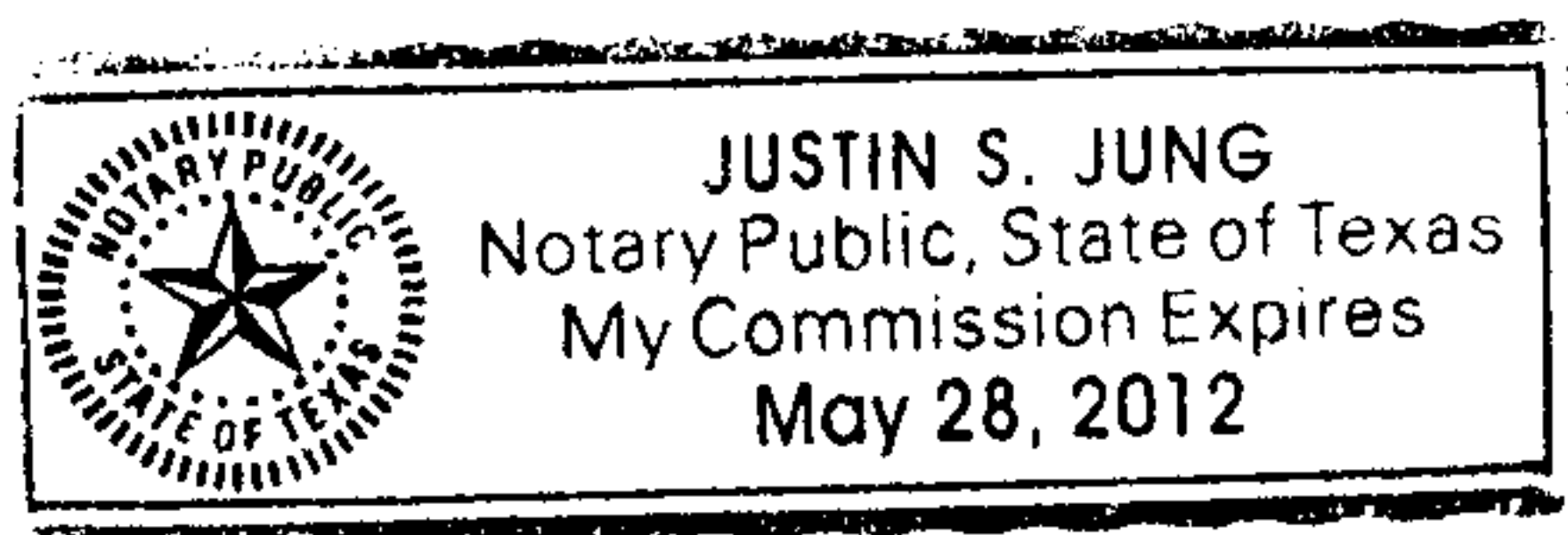
Deed Tax : \$70.00

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 J.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 27 day of August, 2010.



[Signature]
 NOTARY PUBLIC
 My Commission expires:
 AFFIX SEAL

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 2010-001062

