

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

Send Tax Notice to:
Danielle S. McCormick

529 St. Lauren Way
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred one thousand one hundred and 00/100 Dollars (\$201,100.00) 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 Danielle S. McCormick, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the amended map of Greystone Village, Phase I, as recorded in Map Book 20, Page 32, 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. Building setback line as shown by Restrictive Covenants recorded as Instrument No. 1994-12222, as amended.
4. Public easements as shown by recorded plat, including a 7.5 foot on the East side and a 15 foot drainage easement on the South side, including an irregular storm drainage easement along the Northeasterly side of lot.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294; Deed Book 60, Page 260 and Deed Book 4, Pages 493 and 495.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109, Page 501; Deed Book 109, Page 500; Deed Book 109, Page 505 A & B and Deed Book 239, Page 214.
7. Rights of riparian owners in and to the use of Butterfly Lake as shown by the Restrictive Covenants.
8. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 18, Page 9.
9. Rights of others to the use of Hugh Daniel Drive as described in instrument recorded in Deed Book 301, Page 799.
10. Covenant and Agreement for Water Service, as set out in agreement recorded in Real 235, Page 574 and as Instrument #1993-20840.
11. Amended and Restated Restrictive Covenants as set out in instruments recorded in Real 265, Page 96, and Declaration of Covenants as shown by Inst. # 1993-20846.
12. Amended and Restated Greystone Village Declaration of Covenants, Conditions and Restrictions as recorded as Instrument # 1994-12222 and 1st Amendment recorded as Instrument # 1995-16397, with Articles of Incorporation of Greystone Village Homeowners as Instrument # 1993-20847.
13. Agreement between Daniel Oak Mountain Limited Partnership, an Alabama Limited Partnership and Shelby Cable, Inc. recorded in Real 350, Page 545.
14. Easement Agreement between Daniel Oak Mountain Limited Partnership and School House Properties, recorded as Instrument No. 1993-22440.
15. Sewer line easement recorded as Instrument # 1995-4394 and Instrument # 1995-5672 and Map Book 19, Page 96 in said Probate Office.
16. 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. 20100526000166860, in the Probate Office of Shelby County, Alabama.



20100915000302770 1/2 \$55.50
Shelby Cnty Judge of Probate, AL
09/15/2010 02:48:12 PM FILED/CERT

Shelby County, AL 09/15/2010

State of Alabama

Deed Tax : \$40.50



20100915000302770 2/2 \$55.50
Shelby Cnty Judge of Probate, AL
09/15/2010 02:48:12 PM FILED/CERT

\$ 160,880.00 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 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 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

Charlotte Elliott

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as JP 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 July, 2010.

Ja'cob Stennett
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

762654
2010-002737

