20101004000325000 1/2 \$85.00 Shelby Cnty Judge of Probate, AL 10/04/2010 10:31:15 AM FILED/CERT

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Donald Green

5131 Riverbrook Rd Birmingham, A2 35210

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 Donald Green, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to:

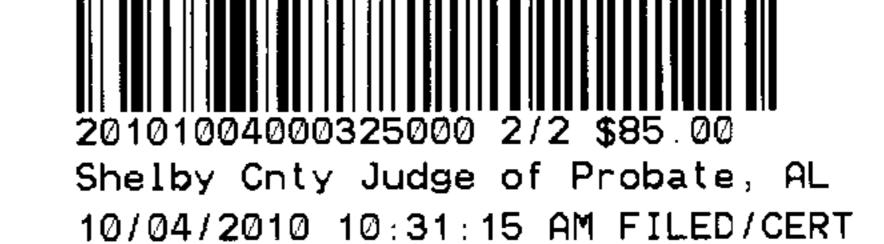
- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 3. Restrictive covenants and conditions as set forth in Misc. Book 27, Page 996.
- 4. Easement granted to Alabama Power Company and South Central Bell Telephone Company as recorded in Deed Book 316, Page 343.
- Pipeline permits granted to Southern Natural Gas Company as recorded in Deed Book 90, Page 480 and Deed Book 142, Page 545.
- 6. Pipeline permits granted to V.B. Currie as recorded in Deed Book 139, Page 201.
- 7. Right of way access to J. Harris Development Corporation to Alvin G. Nelson.
- 8. Transmission line permits granted to Alabama Power Company as recorded in Deed Book 109, Page 582; Deed Book 174, Page 306 and Deed Book 226, Page 533.
- Easements granted to Alabama Power Company as recorded in Deed Book 113, Page 182 and Deed Book 174, Page 306.
- 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. 20100401000096810, 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.

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







Mark Via

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the <u>day</u> of September, 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,

Its

As Attorney in Fact

STATE OF WS
COUNTY OF WILLS

Given under my hand and official seal, this the 20 day of September, 2010.

State of Alabama Deed Tax : \$70.00

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

740120 2010-001480



