

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

4131 Riverbrook Rd
Birmingham, AL 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.
5. 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.
9. Easements granted to Alabama Power Company as recorded in Deed Book 113, Page 182 and Deed Book 174, Page 306.
10. 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.





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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day 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, [Signature]
Its [Signature]
As Attorney in Fact

Mark Via

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Via, whose name as [Signature] 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 20 day of September, 2010.

State of Alabama
Deed Tax : \$70.00

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

740120
2010-001480

