

After Recording Return to:
First American Title Company
Order #6091757D - 3

1000 10th Street, Suite 1000
Sacramento, CA 95814-3939
Telephone (916) 445-3800
Facsimile (916) 445-3801
State #300
800/399-9986

A standard 1D barcode is positioned at the top of the document, consisting of vertical black bars of varying widths on a white background.

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STATE OF ALABAMA }
SHELBY COUNTY }

Mail Tax Statements To:

James L. Knoechel

Mary K. Peters

Bob Dug Lp.
Hanniver, AL 35196

Tax ID: 04-110-001-082-002

SPECIAL WARRANTY DEED

**Tax Exempt pursuant to Title 12 USC Section 1452(e)
being executed by Freddie Mac, an entity of the Federal Government
(the property being conveyed herein was foreclosure property)**

KNOW ALL MEN BY THESE PRESENTS:

On this 7 day of November, 2010, that for and in consideration of Lucky
one thousand one hundred and \$100 (\$51,100.00) 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 JAMES
L. KNOECHEL, a single married/unmarried man residing at 184 Hwy 82, Vandiver,
AL 35176, and MARY K. PETERS, a single married/unmarried woman,
residing at 184 Hwy Ln, Vandiver, AL 35176, (herein referred to as
“**GRANTEES**”), the following lot or parcel of land, situated in Shelby County, Alabama, and
being more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY,
ALABAMA DESCRIBED AS FOLLOWS:



20101202000402800 2/3 \$69.50
Shelby Cnty Judge of Probate, AL
12/02/2010 01:00:45 PM FILED/CERT

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 18 SOUTH RANGE 1 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER- QUARTER SECTION A DISTANCE OF 664.29 FEET; THENCE TURN AN INTERIOR ANGLE OF 91 DEGREES 44 MINUTES 40 SECONDS LEFT AND RUN IN A SOUTHERLY DIRECTION 907.08 FEET TO A POINT; THENCE TURN 90 DEGREES 37 MINUTES 37 SECONDS TO THE LEFT FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST NAMED COURSE 205.95 FEET; THENCE 89 DEGREES 07 MINUTES 30 SECONDS TO THE LEFT IN A NORTHERLY DIRECTION 197.05 FEET; THENCE 61 DEGREES 56 MINUTES 30 SECONDS TO THE LEFT IN A NORTHWESTERLY DIRECTION 234.92 FEET; THENCE 118 DEGREES 19 MINUTES TO THE LEFT IN A SOUTHERLY DIRECTION 310.03 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY SPECIAL WARRANTY DEED RECORDED 12/29/2010 AS INSTRUMENT NO. 20091229000473620 IN SHELBY COUNTY ALABAMA.

PROPERTY ADDRESS: 184 Ivy Lane, Vandiver, AL 35176
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**s, their 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 Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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Signature page follows



20101202000402800 3/3 \$69.50
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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 2 day of November, 2010.

Signed, sealed and delivered in our presence:

Brittani Peace
First Witness
Brittani Peace
Print Name

Justin Jung
Second Witness
Justin Jung
Print Name

STATE OF Texas, COUNTY OF Dallas

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 2 day of November, 2010, the undersigned authority, personally appeared Issa Wilson, 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.

h.l.w.

NOTARY PUBLIC

My Commission Expires:

9-16-2014

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

