

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

Send Tax Notice to:
Victor F. Melendez Angel
929 Colesbury Circle
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

*** Victor F. Melendez is aka Victor F. Melendez Angel**

That in consideration of One hundred ten thousand and 00/100 Dollars (\$110,000.00) 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*Victor F. Melendez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, in Block 1, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107 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. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 2, Page 224.
4. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 108, Page 378.
5. Right of way granted to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 277, Page 640.
6. Easement(s) granted to South Central Bell Telephone Company recorded in Deed Book 276, Page 39.
7. Easements and building lines as shown on recorded map.
8. 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. 20100217000047320, in the Probate Office of Shelby County, Alabama.

\$ 123,808.00 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 4 day of October, 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

Charlotte Elliott
As Attorney in Fact

Charlotte Elliott

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 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 4 day of October, 2010.

[Signature]

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

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