



20110107000008000 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
01/07/2011 12:36:01 PM FILED/CERT

After Recording Return to:
First American Title Company
Order #5877207D

First American Title Insurance
Company, Inc.
20000 E. Highway
Suite 1000
Tomball, TX 77375-9366

5877207D-3L

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STATE OF ALABAMA }

SHELBY COUNTY }

Mail Tax Statements To:

Gordon Wesley Simpson III

422 Laurel Woods
Trace, Helena, AL
35080

Property Address:

422 Laurel Woods Trace
Helena, AL 35080

Tax ID: 13-8-27-1-001-002.008

SPECIAL WARRANTY DEED

1-2


(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS:

On this 11th day of August, 2010, that for and in consideration of One hundred
Twenty thousand five hundred and 8/100 (\$ 120,500.00) 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 51000 Plano Parkway, Carrollton, TX 75010
(herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto
GORDON WESLEY SIMPSON III, a single/married unmarried man residing at 422 Laurel
Woods Trace, Helena, AL (herein referred to as "GRANTEE"), the following lot or parcel
of land, situated in Shelby County, Alabama, and being more particularly described as follows:

* AL 35080
LOT 61, ACCORDING TO THE SURVEY OF LAUREL WOODS, PHASE II, AS
RECORDED IN MAP BOOK 17, PAGE 17 IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN
MORTGAGE CORPORATION BY SPECIAL WARRANTY DEED RECORDED
03/22/2010 AS DOCUMENT NO. 20100322000083270 IN SHELBY COUNTY,
ALABAMA.


20110107000008000 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
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PROPERTY ADDRESS: 422 Laurel Woods Trace, Helena, AL 35080
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**, his 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 Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

This space intentionally left blank.

Signature page follows

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first written above.

WITNESS

[Signature]
First Witness

Marlon Brown
Print Name

[Signature]
Second Witness

Issa Wilson
Print Name

FEDERAL HOME LOAN MORTGAGE CORPORATION,

By [Signature]

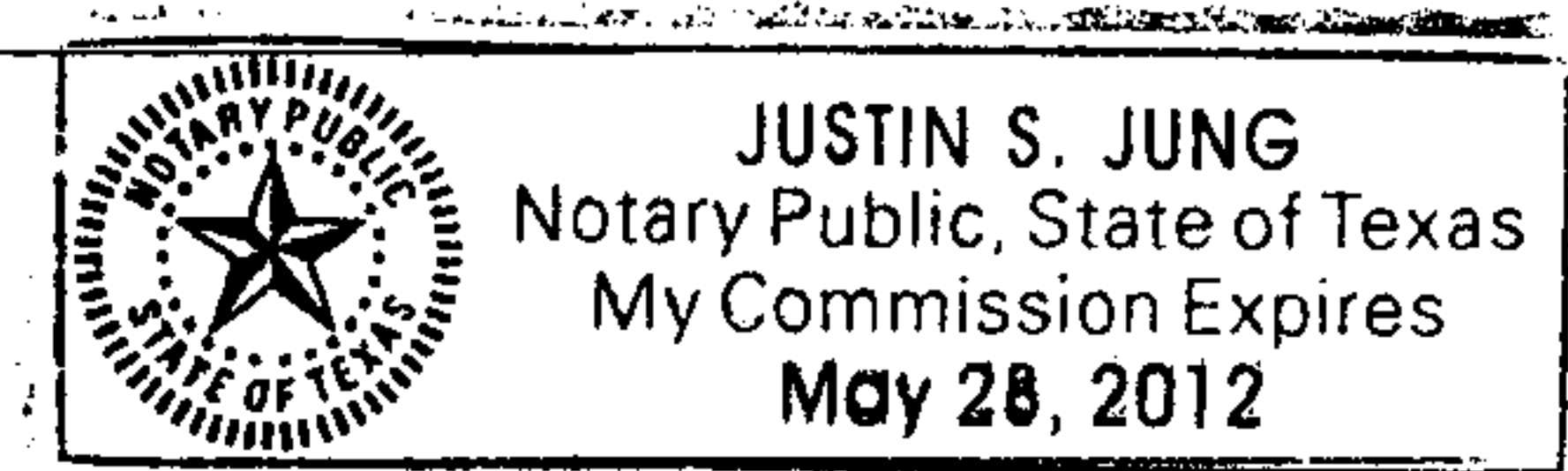
Its Charlotte Elliott
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent.

STATE OF Texas }
COUNTY OF Dallas }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 11 day of August, 2010, the undersigned authority, personally appeared Charlotte Elliott, 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.

[Signature]
NOTARY PUBLIC

My Commission Expires



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, 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.**

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