



2011010700008370 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
01/07/2011 02:30:33 PM 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:
Gina R. DuLaney
Russell F. DuLaney

402 North Main Street
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-four thousand nine hundred and 00/100 Dollars (\$84,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Gina R. DuLaney, and Russell F. DuLaney, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 145 Page 304; Book 147, page 87; Book 152, page 199; Book 165 page 124; and Book 177, page 507.
4. Easement/right-of-way to Shelby County as recorded in Book 159 Page 79 and Book 207 page 6.
5. Easement/right-of-way to Bonnie Atchison as recorded in Book 244 Page 744.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Rights of others in and to the use of easement to be insured herein.
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. 20100825000273640, 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.

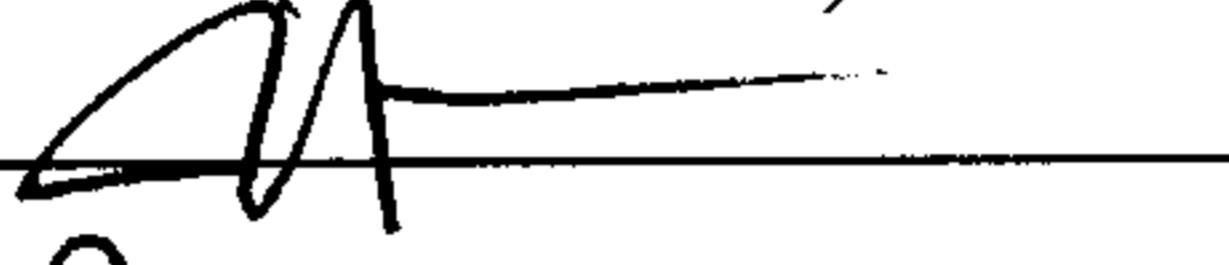




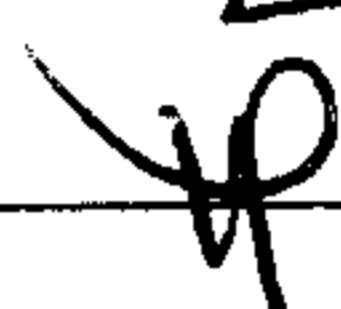
20110107000008370 2/3 \$103.00
Shelby Cnty Judge of Probate, AL
01/07/2011 02:30:33 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
21 day of December, 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, 

Justin Jung

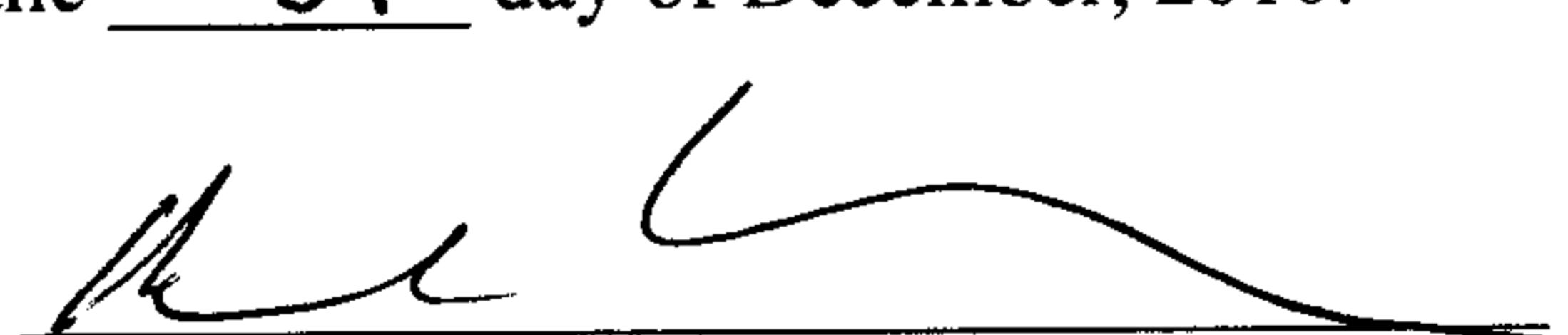
Its 

As Attorney in Fact

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Justin Jung, whose name as VP 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 21 day of December, 2010.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

799442
2010-004140



2010-004140 *SWD*



20110107000008370 3/3 \$103.00
Shelby Cnty Judge of Probate, AL
01/07/2011 02:30:33 PM FILED/CERT

Exhibit A Legal Description

Commence At The Intersection Of The West Margin Of Main Street And The North Margin Of Sterrett Street In The City Of Columbiana, Alabama; Thence Run Northerly Along The West Margin Of Main Street A Distance Of 168.0 Feet To The Point Of Beginning; Thence Continue Along The Same Line Of Direction For A Distance Of 179.0 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Westerly A Distance Of 249.97 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Southerly A Distance Of 119.0 Feet To A Point; Thence Turn An Angle Of 90 Deg. To The Left And Run Easterly A Distance Of 46.97 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Right And Run Southerly A Distance Of 57.46 Feet To A Point; Thence Turn An Angle Of 89 Degrees 17 Minutes To The Left And Run Easterly A Distance Of 203.0 Feet To The Point Of Beginning.

Said Lot Is Lying In The Southeast Quarter Of The Southeast Quarter, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Also, A Non-Exclusive Easement For Ingress And Egress, Being More Particularly Described As Follows: Commence At The Intersection Of The West Margin Of Main Street And The North Margin Of Sterrett Street In The City Of Columbiana, Alabama; Thence Run Northerly Along The Said West Margin Of Main Street A Distance Of 347.0 Feet To The Point Of Beginning Of The Easement Herein Described; Thence Continue Along The Same Line Of Direction For A Distance Of 15.0 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Westerly A Distance Of 165.0 Feet To A Point; Thence Turn An Angle Of 90 Degrees To The Left And Run Southerly A Distance Of 15.0 Feet; Thence Turn An Angle Of 90 Degrees To The Left And Run Easterly A Distance Of 165.0 Feet To The Point Of Beginning. Said Easement Shall Be For The Purpose Of Ingress And Egress, Is Lying In The Southeast Quarter Of Southeast Quarter, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

All Being Situated In Shelby County, Alabama.

2010-004140 *SWD*