



20110111000009200 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
01/11/2011 10:02:06 AM 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:
Gary M. Pair

740 Heatherwood Drive
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty thousand and 00/100 Dollars (\$240,000.00) 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 Gary M. Pair, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16 according to the Survey of Heatherwood 1st Sector as recorded in Map Book 8 Page 27 A and B 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. Easement/right-of-way to Alabama Power Company as recorded in Book 318 Page 16.
4. Restrictive covenant as recorded in Book 37 Page 537; Book 26, page 185; Instrument Number 1998-23623 and Instrument Number 2000-30916.
5. Mineral and Mining Rights as recorded in Book 357 Page 769.
6. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 39 page 981 and covenants pertaining thereto as recorded in Misc. Book 39 page 980.
7. Terms, conditions and restrictions as set forth in the Heatherwood Homeowners Association as recorded in Instrument Number 20030411000221760 and Instrument Number 20070111000016540.
8. Restrictions as shown on recorded plat.
9. 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. 20101026000358360, in the Probate Office of Shelby County, Alabama.

§ 115,000.00 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.

2010-005219* *SWD



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 04 day of November, 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]

Issa Wilson

Its [Signature]

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 Issa Wilson, 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.

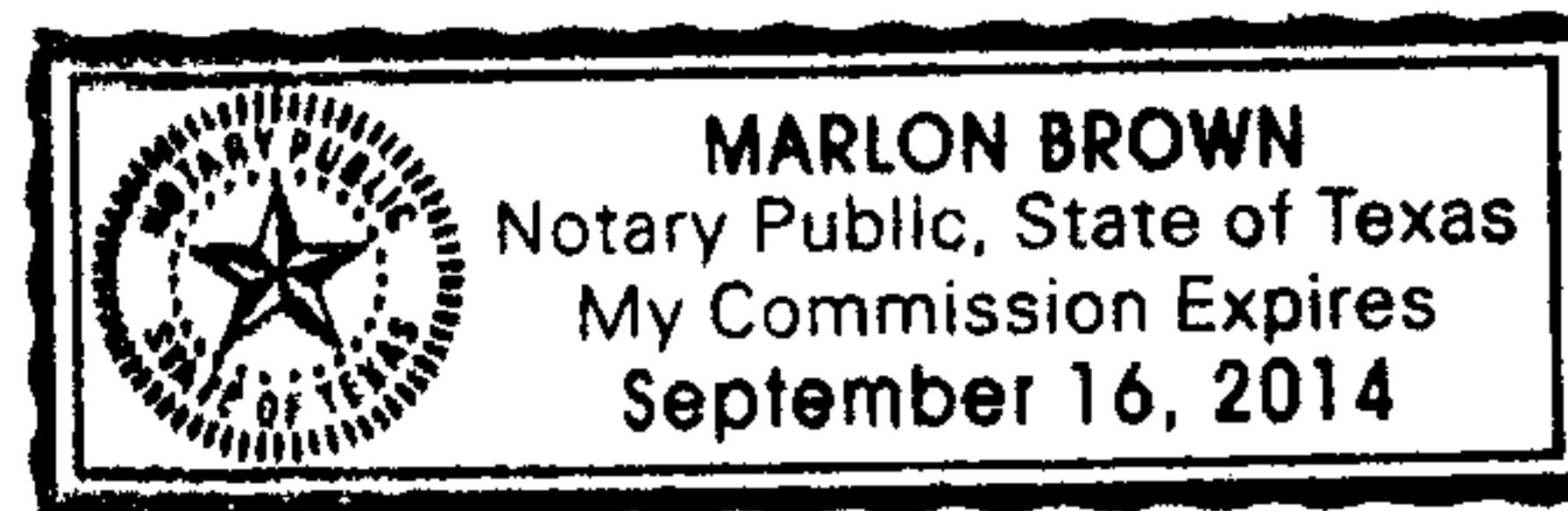
Given under my hand and official seal, this the 04 day of November, 2010.

[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

826367
2010-005219



2010-005219 *SWD*

Shelby County, AL 01/11/2011
State of Alabama
Deed Tax: \$125.00