



20110119000019690 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/19/2011 12:52:04 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:
JoAnna M. Reiter

103 Carter Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-six thousand five hundred and 00/100 Dollars (\$156,500.00) 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 JoAnna M. Reiter, (herein referred to as Grantee) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A Legal

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. Mineral and mining rights.
3. Rights of parties in possession
4. 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. 20091104000412660, in the Probate Office of Shelby County, Alabama.

\$159,766.00 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.

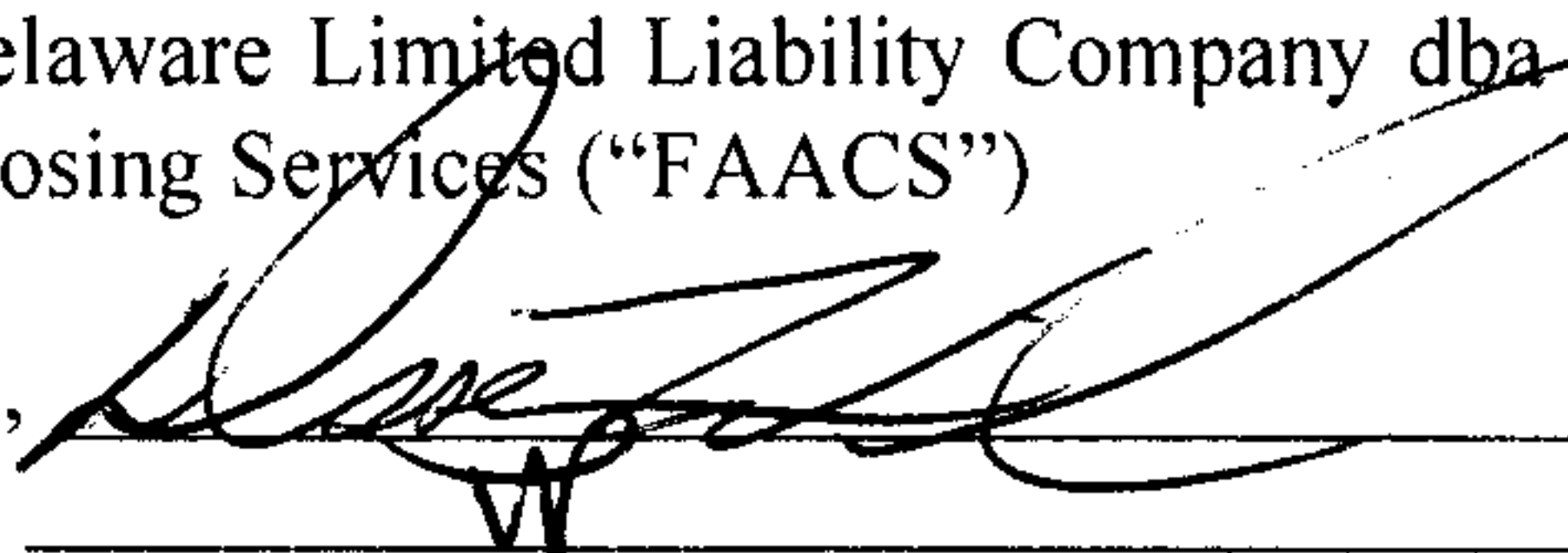
TO HAVE AND TO HOLD Unto the said Grantee, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 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



Issa Wilson

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 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 12 day of October, 2010.

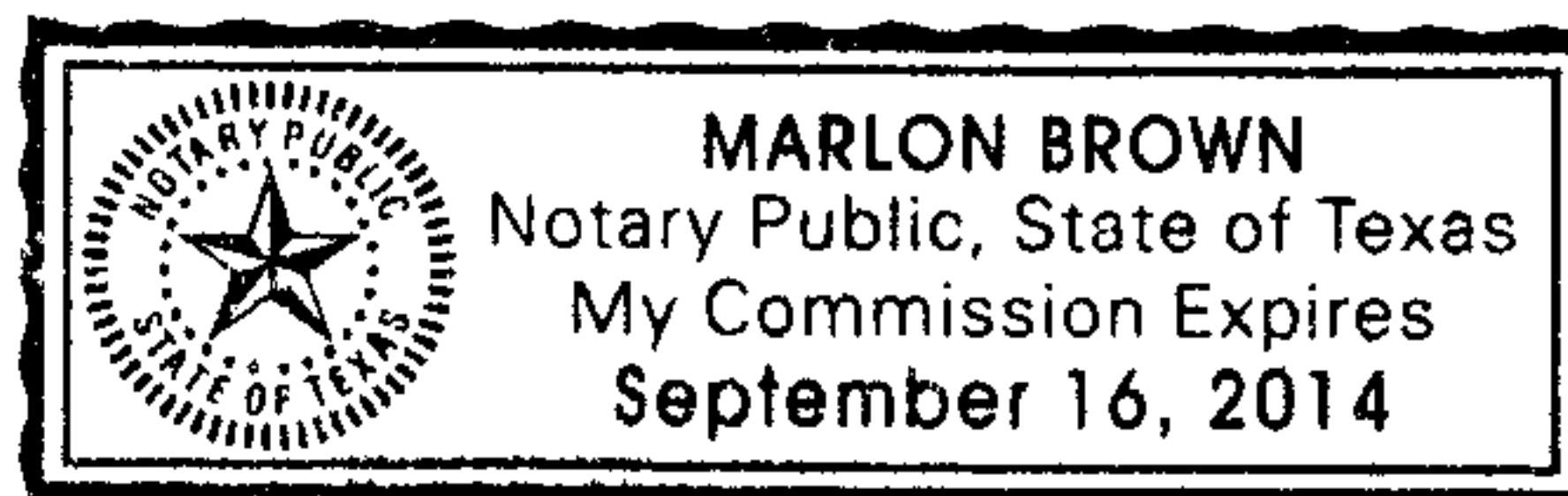

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

698301

2009-003794



2009-003794 *SWD*

Exhibit A Legal Description

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama. Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14, and run South 87 degrees 26 minutes 44 seconds East a distance of 242.30 feet to a point, said point lying in the approximate centerline of a 12 foot asphalt road, said point being the beginning of a non tangent curve to the left having a radius of 207.30 feet, a central angle of 26 degrees 55 minutes 10 seconds, and subtended by a chord which bears North 2 degrees 15 minutes 13 seconds West, and a chord distance of 96.50 feet; thence along the arc of said curve and said centerline a distance of 97.40 feet; thence North 28 degrees 13 minutes 36 seconds West and along said centerline a distance of 73.25 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 240.63 feet; a central angle of 16 degrees 36 minutes 16 seconds; and subtended by a chord which bears North 44 degrees 27 minutes 14 seconds West; and a chord distance of 69.49 feet; thence along the arc of curve and said centerline a distance of 69.74 feet; thence North 45 degrees 00 minutes 07 seconds west and along said centerline, a distance of 142.70 feet; thence North 50 degrees 28 minutes 35 seconds West and along said centerline, a distance of 146.10 feet to the Point of Beginning; thence North 9 degrees 25 minutes 50 seconds East and leaving said centerline a distance of 278.93 feet; thence North 87 degrees 36 minutes 48 seconds West a distance of 287.90 feet; thence North 87 degrees 37 minutes 20 seconds West a distance of 159.17 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 285.56 feet; thence South 08 degrees 38 minutes 46 seconds East a distance of 263.93 feet; thence North 84 degrees 03 minutes 21 seconds East a distance of 170.00 feet; thence North 39 degrees 08 minutes 47 seconds East a distance of 304.48 feet to the Point of Beginning.

Subject to and benefiting from a 30 feet ingress, egress, utility and drainage easement lying parallel with and 15 feet on each side of the centerline of the 12 foot asphalt road.

Also, a 15 utility easement that is 7.5 foot each side of the following described centerline. Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14, Township 21 South, Range 3 West, and run North 88 degrees 22 minutes 13 seconds West a distance of 400.58 feet; thence North 8 degrees 38 minutes 46 seconds West a distance of 226.73 feet to the Point of Beginning and centerline of said 15 foot easement; thence South 76 degrees 39 minutes 20 seconds East a distance of 46.76 feet; thence South 66 degrees 48 minutes 11 seconds East a distance of 49.54 feet; thence South 83 degrees 10 minutes 06 seconds East a distance of 45.29 feet; thence North 73 degrees 84 minutes 44 seconds East a distance of 62.42 feet; thence North 61 degrees 42 minutes 55 seconds East a distance of 73.74 feet to the said end of said easement.