

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

Send Tax Notice to:  
Curtis Largin  
Mary Largin  
P.O. Box 756  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Nineteen thousand seven hundred fifty and 00/100 Dollars (\$19,750.00) 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 Curtis Largin, and Mary Largin, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Wilson's Glen, 1st Sector, as recorded in Map Book 27, Page 47, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

"also one (1) used 2001 doublewide Waverly manufactured house bearing VIN # 19L01746 U/X. Said certificates of title being cancelled/surrendered with the Alabama Dept of Motor Vehicles"

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. Right of way granted to Alabama Power Company recorded in Book 190, Page 65.
4. Mineral and mining rights recorded in Book 171, Page 510.
5. Restrictions as shown on recorded plat.
6. 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. 20100225000056710, 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.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

\*2010-000920\* \*SWD\*

Shelby County, AL 02/17/2011  
State of Alabama  
Deed Tax: \$20.00



20110217000055360 2/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/17/2011 10:15:04 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of January, 2011.

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]  
Its [Signature]  
As Attorney in Fact

**Issa Wilson**

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 24 day of January, 2011.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

729873  
2010-000920

