



201102222000060160 1/3 \$102.00  
Shelby Cnty Judge of Probate, AL  
02/22/2011 01:18:25 PM FILED/CERT

**After Recording Return to:**  
First American Title  
Order No.: 6091758D

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STATE OF ALABAMA }

**SHELBY COUNTY** }

**Mail Tax Statements To:**  
**WESTERN PROPERTIES, LLC**  
PO Box 3610  
Hushtown, AL 35023

**Tax ID:** 28-3-05-1-003-025-000

# SPECIAL WARRANTY DEED

*(the property being conveyed herein was foreclosure property)*

**Tax Exempt pursuant to Title 12 USC Section 1452(e)  
being executed by Federal Home Loan Mortgage Corporation  
an entity of the Federal Government**

KNOW ALL MEN BY THESE PRESENTS:

On this 29 day of December, 2010 that for and in consideration of Eighty-  
Four thousand and 00/100 (\$ 84,000.00 ) 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 5000 Plano Parkway, Carrollton, TX 75010 (herein  
referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto WESTERN  
PROPERTIES, LLC, a limited liability company, organized in the State of AL, with  
a business address of PO BOX 340 HUSTOWN, AL 35023, (herein referred to as  
"GRANTEE"), the following lot or parcel of land, situated in Shelby County, Alabama, and  
being more particularly described as follows:

**LOT 37A ACCORDING TO THE SURVEY OF RE-SURVEY OF LOTS 37 AND 38  
DAVENTRY SECTOR II, PHASE II AS RECORDED IN MAP BOOK 31, PAGE 19,**

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**SHELBY COUNTY, ALABAMA RECORDS.**

**BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY DEED FROM JOEL DOUGLAS FOSHEE AND CARAN WILBANKS-FOSHEE DATED 12/18/2009, RECORDED 01/07/2010, AS DOCUMENT NO.: 20100107000006680, IN SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 924 Daventry Trail, Calera, AL 35040  
*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**, its 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.*

*Signature page to follow*

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 29 day  
of December, 2010.

**FEDERAL HOME LOAN MORTGAGE  
CORPORATION,**

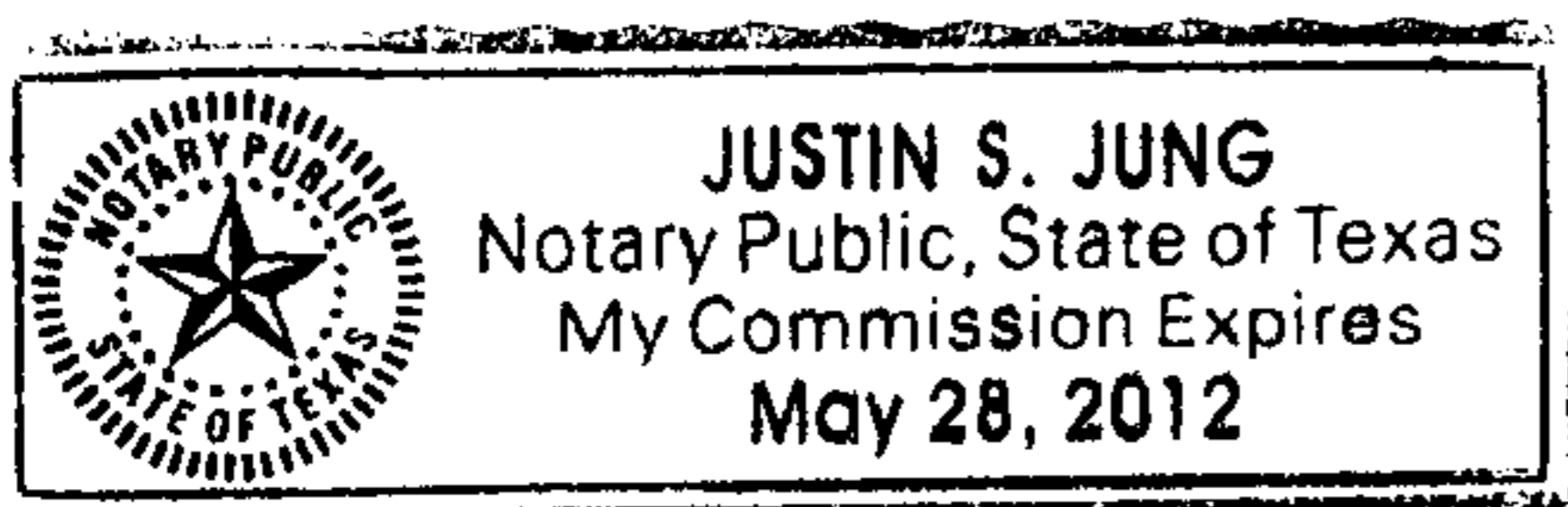
By [Signature] **Patrick Dickson**

Its [Signature]  
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 29 day of  
December, 2010, the undersigned authority, personally appeared **Patrick Dickson**,  
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.

Given under my hand and official seal, this the 29 day of December 2010.



NOTARY PUBLIC [Signature]  
My Commission Expires: 5-28-12

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, or other authority, 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. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

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