

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

Send Tax Notice to:
Renee McBee

1938 Riverway Dr.
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred five thousand and 00/100 Dollars (\$205,000.00) 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 Renee McBee, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 246 according to the Riverchase Country Club Ninth Addition Residential Subdivision, as recorded in Map Book 8, Page 46 A & 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. Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 41, Page 803 and Misc. Book 41, Page 811.
4. Restrictions appearing of record in Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550; Deed Book 349, Page 234.
5. Certificate of compliance in Misc. Book 34, Page 549.
6. Terms, agreements and Right of Way to Alabama Power Company as recorded in Misc. Book 41, Page 802 and Book 333, Page 512.
7. Restrictions as shown on recorded plat.
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. 20100201000031140, 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 Grantee, his/her heirs and assigns, forever.



20110225000065660 2/2 \$221.00
Shelby Cnty Judge of Probate, AL
02/25/2011 02:29:23 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of January, 2011.

February

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

Justin Jung

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 [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 2 day of February, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

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2010-000167

