

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

Send Tax Notice to:
 Ted M. Springfield
 Molly B. Springfield
3012 Dolly Ridge Dr.
Birmingham, AL 35243

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-four thousand five hundred and 00/100 Dollars (\$184,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ted M. Springfield, and Molly B. Springfield, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, Block 2, according to the survey of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152, 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 Grantees herein assume and agree to pay.
3. Restrictions appearing of record in Misc. Book 20, Page 159.
4. Agreement with Alabama Power Company as recorded in Misc. Book 20, Page 626.
5. Easement as shown in instrument recorded in Misc. Book 20, Page 629.
6. Transmission line permit granted to Alabama Power Company recorded in Deed Book 307, Page 423.
7. Mineral and mining rights recorded in Deed Book 48, Page 372.
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. 20100611000187030, in the Probate Office of Shelby County, Alabama.

\$ 188,466.00 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 Grantees, 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.



20110329000097410 1/2 \$16.00
 Shelby Cnty Judge of Probate, AL
 03/29/2011 10:36:24 AM 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")

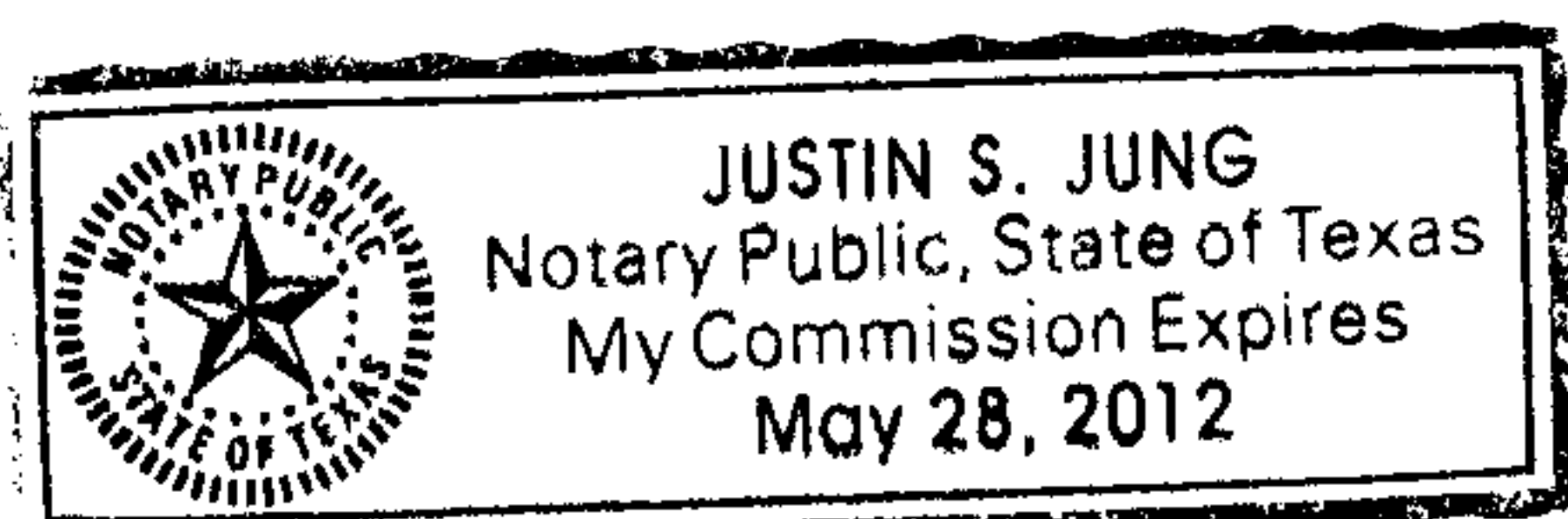
by, *[Signature]*
Its *[Signature]*
As Attorney in Fact

Sandra Taylor

STATE OF Texas
COUNTY OF Dallas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra Taylor**, 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.



768052
2010-002921

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL


20110329000097410 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/29/2011 10:36:24 AM FILED/CERT

