



20110329000098380 1/2 \$51.00  
Shelby Cnty Judge of Probate, AL  
03/29/2011 01:40:17 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:  
Carol Lee Kehoe

*2 Catherine Drive  
Heabody, MA 01960*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-six thousand and 00/100 Dollars (\$36,000.00) 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 Carol Lee Kehoe, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the City of Montevallo, in the County of Shelby, State of Alabama, being known and designated as Lots 7, 8 and part of Lots 1 and 2 of Block 52 described as follows: Begin at the Southwest corner of Lot 7, Block 52, Reynolds Addition to the town of Montevallo, Alabama; thence run Northwest along the North boundary of Shelby Street for a distance of 178.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Northeast for a distance of 150.00 feet; thence turn and angle of 90 degrees 00 minutes to the right and run Southeasterly for a distance of 178.00 feet to the Southeast corner of Lot 7; thence turn and angel of 90 degrees 00 minutes to the right and run along the North boundary of Morgan Street a distance of 150.00 feet to the point of beginning. According to the map and survey of Reynolds Addition to the Town of Montevallo, as recorded in Map Book 3, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama, being the same property fully described in Deed Book 1993 at Page 27526, Dated 09/07/1993, Recorded 09/09/1993, in Shelby County Records.

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. Easements, restrictions and setback lines as shown on recorded plat.
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 # 20101207000409310, 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.



Shelby County, AL 03/29/2011  
State of Alabama  
Deed Tax: \$36.00



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of March, 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,  
Its

**Charlotte Elliott**

As Attorney in Fact

STATE OF Texas

COUNTY OF PALMER

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, 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 4 day of March, 2011.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

836286  
2010-005892

