

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

Send Tax Notice to:
Paul B. Harrelson
Carmen T. Harrelson

50081 HWY 25
Shelby, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-two thousand five hundred and 00/100 Dollars (\$192,500.00) 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 Paul B. Harrelson, and Carmen T. Harrelson, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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 Volume 218, Page 364.
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 No. 20100825000273630, in the Probate Office of Shelby County, Alabama.

\$ 154,000.00 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.



Shelby County, AL 05/23/2011
State of Alabama
Deed Tax: \$38.50

20110523000152420 1/3 \$56.50
Shelby Cnty Judge of Probate, AL
05/23/2011 12:03:44 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of May, 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] **Sandra Taylor**
Its _____
As Attorney in Fact

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 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 3 day of May, 2011.

800934
2010-004236

[Signature]
NOTARY PUBLIC
My Commission expires: 10-9-11
AFFIX SEAL

JAMEY D. DAVIS
Notary Public, State of Texas
My Commission Expires
October 09, 2011

20110523000152420 2/3 \$56.50
Shelby Cnty Judge of Probate, AL
05/23/2011 12:03:44 PM FILED/CERT




Exhibit "A" to Special Warranty Deed for 2010-004236

Parcel 1:

Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 24, Township 18 South, Range 1 East; thence run West along the South line of said quarter-quarter for 16.63 feet to the Southwesterly right of way of State Hwy. 25 and the point of beginning; thence continue last described course 470.18 feet; thence 50 Degrees 25 Minutes 37 Seconds right and run 58.10 feet; thence 90 Degrees 01 Minutes 30 Seconds run 362.03 feet to the Southwesterly right of way of said Hwy. 25; thence 89 Degrees 54 Minutes 45 Seconds right run along said right of way for 357.47 feet to the point of beginning.

Parcel 2:

Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 24, Township 18 South, Range 1 East; thence run West along the South line of said quarter-quarter for 486.81 feet; thence 50 Degrees 25 Minutes 37 Seconds right run 58.10 feet to the point of beginning; thence continue last described course for 208.38 feet; thence 90 Degrees 91 Minutes 30 Seconds right run 361.81 feet to the Southwesterly right of way of State Highway No. 25; thence 89 Degrees 54 Minutes 45 Seconds right run along said right of way for 208.38 feet; thence 90 Degrees 05 Minutes 15 Seconds right run 362.02 feet to the point of beginning.


20110523000152420 3/3 \$56.50
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