

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

Send Tax Notice to:
Lorraine Kemp

1316 Applegate Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-eight thousand one hundred twenty and 00/100 Dollars (\$58,120.00) 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 Lorraine Kemp, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the resurvey of Lots 1-64, 89-104 and A-C of Applegate Manor, recorded in Map Book 10, Page 25, 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. Easement/right-of-way to South Central Bell as recorded in Book 337, Page 376 and Deed Book 337, page 235.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 59, Page 376.
5. Restrictive covenant as recorded in Book 125, Page 299.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Terms, conditions and restrictions as set forth in the Articles of Incorporation of Applegate Townhouse Association, Inc. as recorded in Book 63, page 658 and By Laws of the Applegate Townhouse Association, Inc. as recorded in Book 63, page 665.
8. Agreement with Alabama Power Company as to underground cables recorded in Real 60, page 745 and covenants pertaining thereto recorded in Real 60 page 748.
9. Restrictions as shown on recorded plat.
10. 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. 20100825000273580, in the Probate Office of Shelby County, Alabama.

\$ 56,645⁰⁰ 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 Grantee, his/her heirs and assigns, forever.



20110603000163370 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
06/03/2011 12:41:08 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of ~~April~~ ^{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, Amanda Roberts *V.P.*
Its As Attorney in Fact

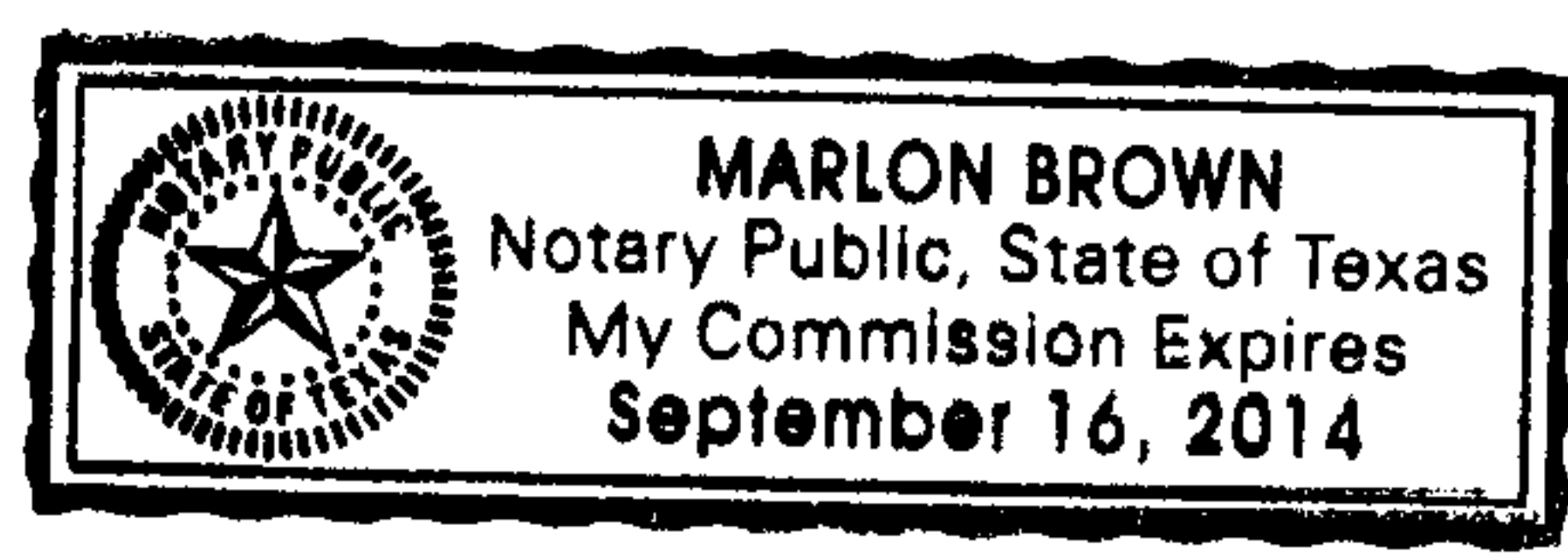
STATE OF Texas
COUNTY OF Dallas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Roberts *V.P.*, whose name as V.P. 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 ~~April~~ ^{May}, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

798131
2010-004067




20110603000163370 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
06/03/2011 12:41:08 PM FILED/CERT



Shelby County, AL 06/03/2011
State of Alabama
Deed Tax:\$1.50