


STATE OF ALABAMA
COUNTY OF SHELBY


20110607000166340 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/07/2011 10:33:26 AM FILED/CERT

Phillip J. Cain
11-001483
113 Winterhaven Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Standard Mortgage Corporation, a corporation organized and existing under the laws of the State of LOUISIANA, whose principal place of business is located at 701 Poydras St, Suite 300 Plaza, New Orleans, Louisiana 70139, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

Lot 16, Block 5, according to the survey of Bermuda Hills, Second Sector, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

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IN WITNESS WHEREOF, the said Standard Mortgage Corporation by Kimble Kissinger, its ASST. VICE President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 19 day of May, 2011.

ATTEST (Corporate Seal)

Standard Mortgage Corporation

BY:

ITS:

[Signature]
Asst. Secretary

[Signature]
ASSISTANT VICE PRESIDENT

STATE OF Louisiana

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kimble Kissinger, whose names as ASST. V-P and _____, respectively, of Standard Mortgage Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 19 day of May, 2011.

[Signature]
Notary Public

MY COMMISSION EXPIRES: at my death

GRANTEE'S ADDRESS:
Standard Mortgage Corporation
701 Poydras St
Suite 300 Plaza
New Orleans, Louisiana 70139

STACY C. WHEAT
NOTARY PUBLIC - BAR NO. 19826
ORLEANS PARISH, STATE OF LOUISIANA
My Commission is for life.

This instrument prepared by:
Edith S. Pickett
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209

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