

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

Send Tax Notice to:  
Jennifer A. Newton

*627 Parkside Cir.  
Helena, AL 35080*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-four thousand nine hundred and 00/100 Dollars (\$84,900.00) 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 Jennifer A. Newton, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Parkside, a Residential Townhome Development, as recorded in Map Book 22, page 133, in the Office of the Judge of Probate 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 Alabama Power Company as recorded in Book 96, Page 274; Deed Book 118, page 585; and Deed Book 163, page 422.
4. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but not limited to roof, foundation, party walls, walkway and entrance.
5. Restrictions as shown on recorded plat.
6. 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 Inst. No. 20110119000020270, in the Probate Office of Shelby County, Alabama.

\$ 82,747.00 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 Grantee, his/her heirs and assigns, forever.



  
20110714000204320 1/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
07/14/2011 10:25:00 AM FILED/CERT

Shelby County, AL 07/14/2011  
State of Alabama  
Deed Tax: \$2.50

*11-0381*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of April, 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]  
Its VP **Amanda Roberts**  
As Attorney in Fact

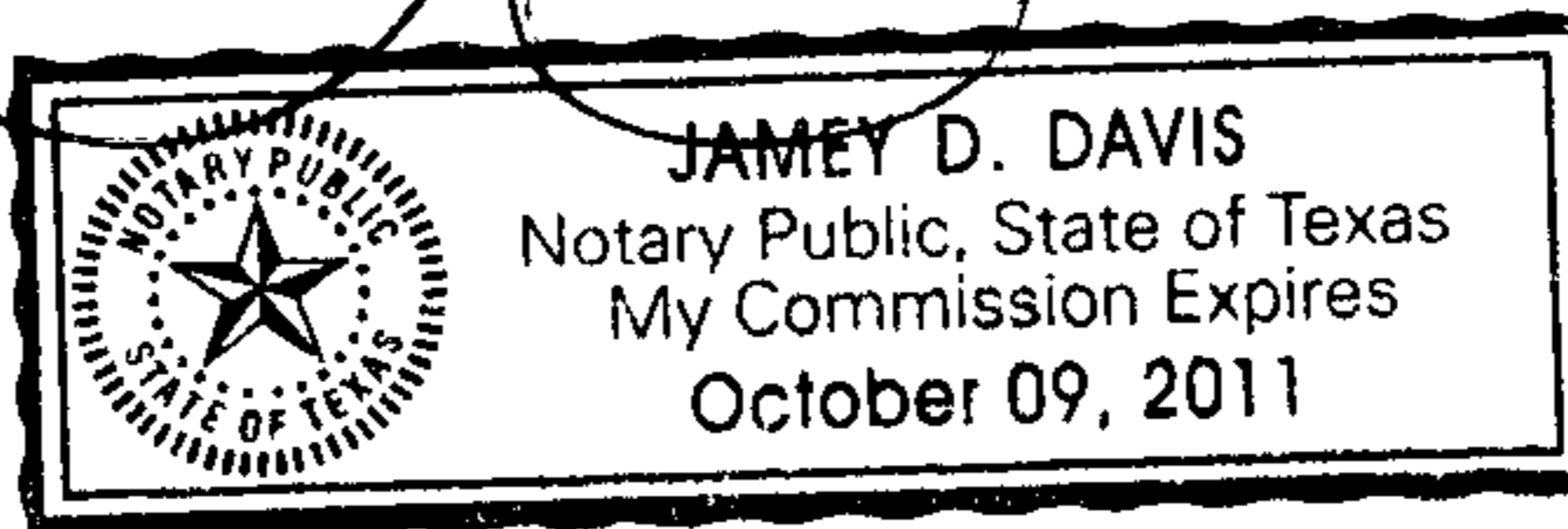
STATE OF Texas  
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Roberts, 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 25 day of April, 2011.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 10.9.11  
AFFIX SEAL

848379  
2011-000186



20110714000204320 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
07/14/2011 10:25:00 AM FILED/CERT

