



20110721000212060 1/2 \$20.50
 Shelby Cnty Judge of Probate, AL
 07/21/2011 12:13:37 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:
 John Kim
108 Overview Dr.
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifteen thousand and 00/100 Dollars (\$215,000.00) 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 John Kim, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 905, according to the Survey of Forest Parks, 9th Sector, as recorded in Map Book 24, Page 138 A & B, 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. Mineral and mining rights excepted in Instrument No. 1999-27802.
4. Easements, restrictions and exceptions as shown on the Record Map of Forest Parks, 9th Sector.
5. Easement for Alabama Power Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at page 127; Volume 133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192; Volume 126, at Page 323 and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate Office of Shelby County, Alabama.
8. Covenants and Restrictions as set out in Instrument No. 1998-49152.
9. 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. 20110413000114180, in the Probate Office of Shelby County, Alabama.

\$209549.00 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.



Shelby County, AL 07/21/2011
 State of Alabama
 Deed Tax: \$5.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of May, 2011.

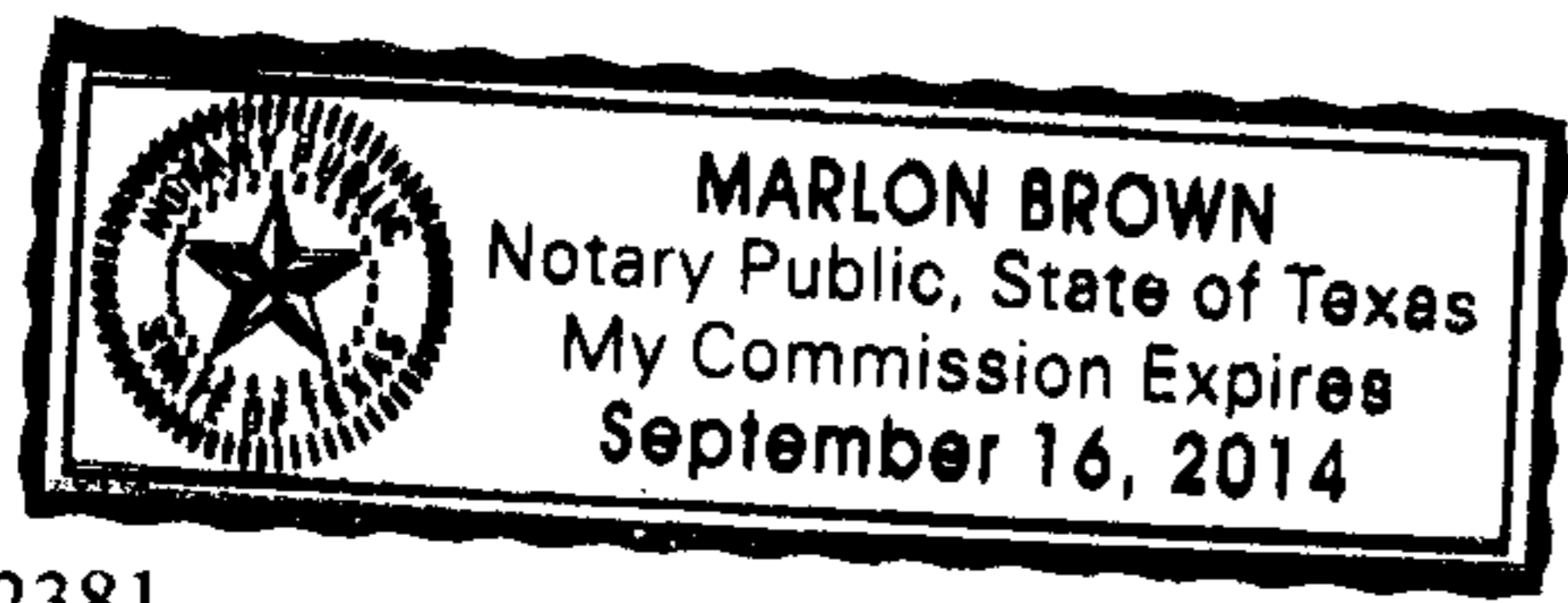
Federal Home Loan Mortgage Corporation
By, Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS")

by, [Signature]
Its Jamey Davis V.P.
As Attorney in Fact

STATE OF Tx
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, 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 18 day of May, 2011.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

872381
2011-001661

