

20110802000224550 1/2 \$71.50  
Shelby Cnty Judge of Probate, AL  
08/02/2011 01:14:38 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:  
Sharon Beiswenger

4497 CROSSINGS RIDGE  
Birmingham, Al 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighty-two thousand and 00/100 Dollars (\$282,000.00) 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 Sharon Beiswenger, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 350, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, Page 154, 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 Shelby County as recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.
4. Easement/right-of-way to Alabama Power Company as recorded in Real 142, Page 148.
5. Easement/right-of-way to City of Hoover as recorded in Instrument Number 2000-40742; Instrument Number 2000-40741; and Instrument Number 2000-25988.
6. Restrictive covenant as recorded in Instrument Number 2002-02381.
7. Conditions, restrictions, easements, release of damages and reservations as recorded in Instrument Number 20051021000549650, Instrument Number 20021230000652990 and Instrument Number 20041220000693340..
8. Easement for ingress and egress as recorded in Instrument Number 1997-20513.
9. Release of damages as recorded in Instrument Number 1997-23467.
10. Agreement with Alabama Power Company for underground residential distribution, as recorded in Instrument Number 2004020400057760.
11. Lake easement and release of damages as recorded in Instrument Number 1997-20511.
12. Mineral and mining rights.
13. Restrictions as shown on recorded plat.
14. 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. 20110304000073490, in the Probate Office of Shelby County, Alabama.

\$ 225,600.00 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.



Shelby County, AL 08/02/2011  
State of Alabama  
Deed Tax: \$56.50



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TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of July, 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")

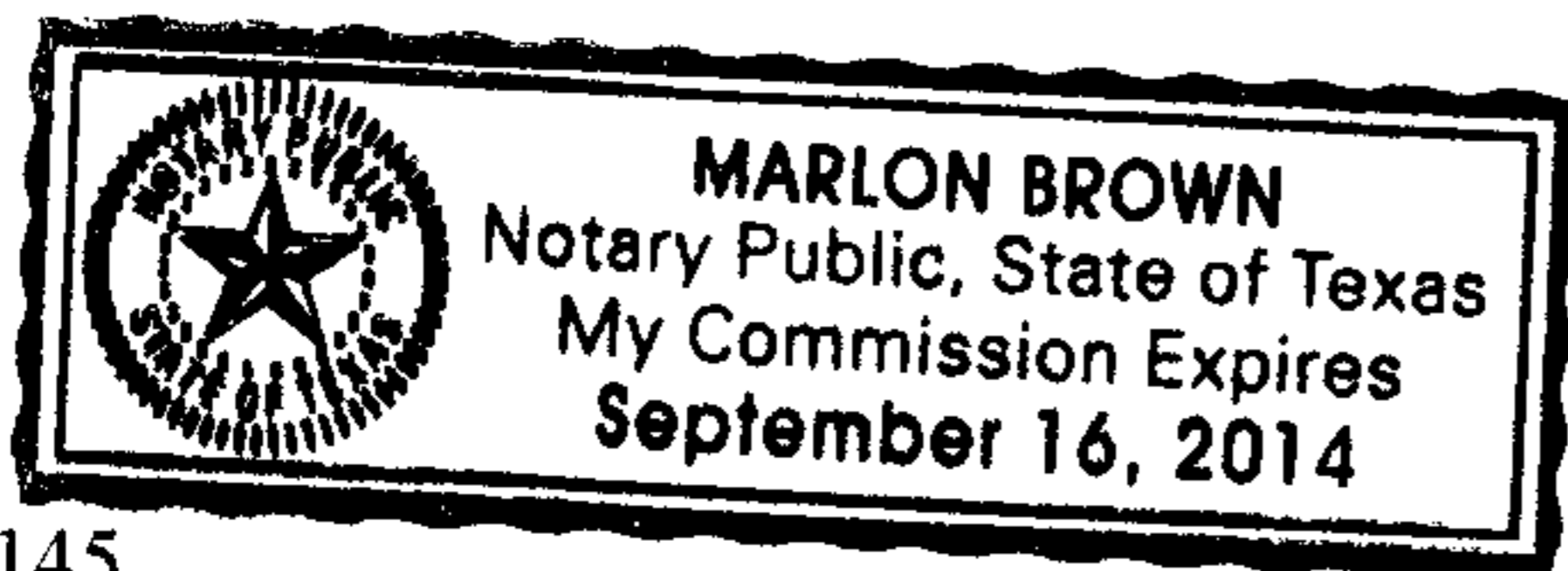
by, *J. Davis*  
Its **Jamey Davis** *J.P.*  
As Attorney in Fact

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamey Davis**, whose name as *J.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 8 day of July, 2011.



860145  
2011-000801

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

