

20110822000247740 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
08/22/2011 03:25:04 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:
Shawn Robert Maglothin

*616 Old Towne Ln.
Alabaster, AL 35007*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-seven thousand five hundred and 00/100 Dollars (\$97,500.00) 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 Shawn Robert Maglothin, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Old Towne Forest, as recorded in Map Book 9, Page 133, 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. Restrictions appearing of record in Real 57, Page 939.
4. Terms, agreements and right of way to Alabama Power Company recorded in Real 64, Page 972.
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 Instrument No. 20101006000331850, in the Probate Office of Shelby County, Alabama.

\$ 95,027.00 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.





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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of June, 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")

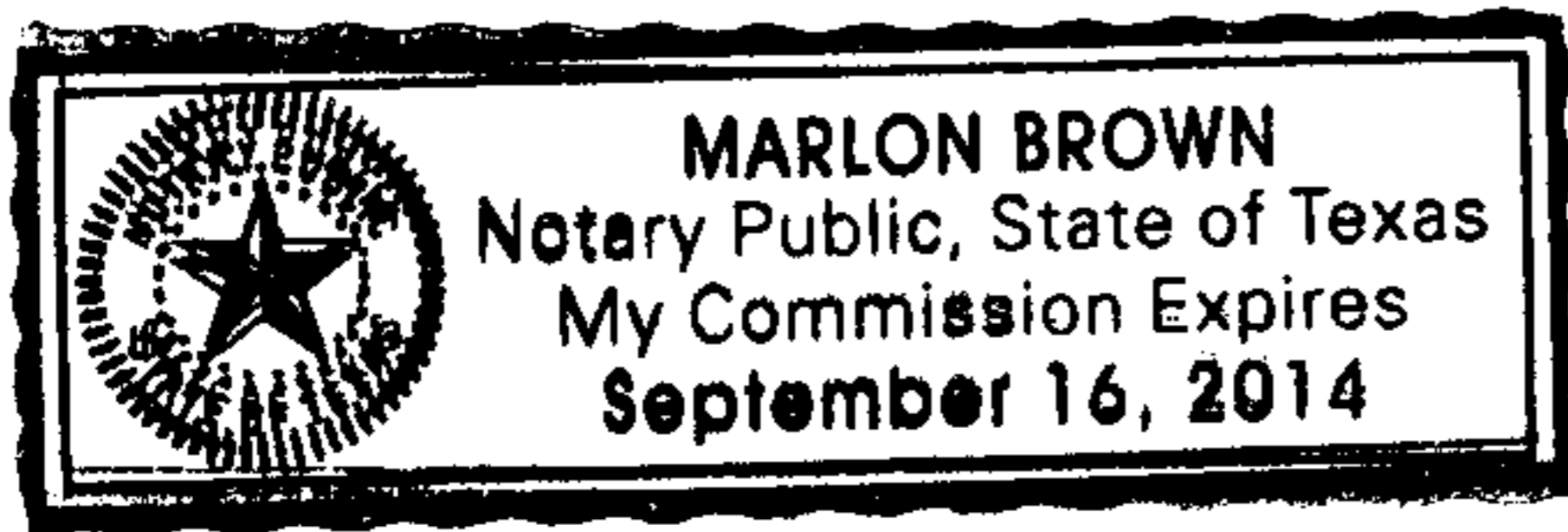
by, *J. Davis*
Its **Jamey Davis** V.P.
As Attorney in Fact

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 *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 2 day of June, 2011.



Marlon Brown
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

820078
2010-004863

Shelby County, AL 08/22/2011
State of Alabama
Deed Tax: \$2.50

