

20120130000033860 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/30/2012 12:03:50 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:
Henry Galan

119 Sheffield Lane
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-eight thousand five hundred and 00/100 Dollars (\$258,500.00) 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 Henry Galan, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1521, according to the Map of Highland Lakes, 15th Sector, an Eddleman Community, as recorded in Map Book 23, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument # 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and restrictions for Highland Lakes, a Residential Subdivision, 15th Sector, recorded as Instrument # 1998-12384 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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 Instrument No. 1998-12384.
4. Right-of-way granted to Alabama Power Company recorded in Instrument No. 1999-12010.
5. Right-of-way granted to the Water Works Board of the City of Birmingham recorded in Instrument No. 2004-60993.
6. Restrictions as shown on recorded plat.

\$ 247,955.00 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 01/30/2012
State of Alabama
Deed Tax: \$11.00



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9 day of December, 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")

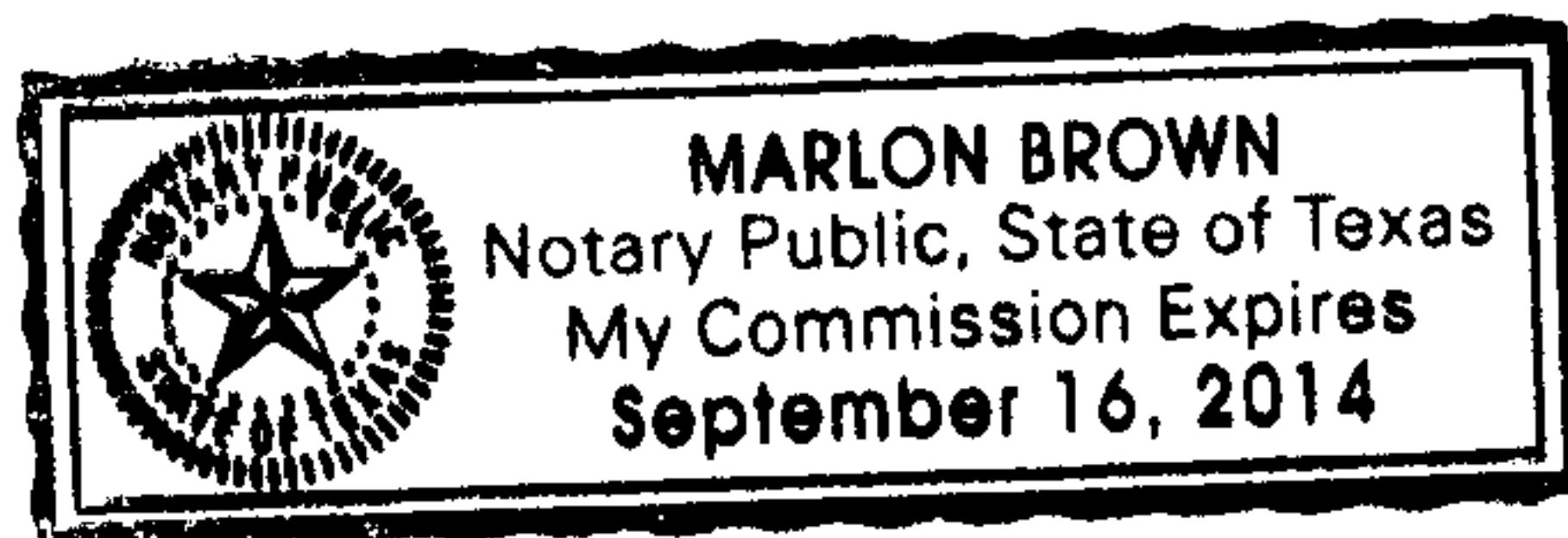
by, [Signature]
Its Charlotte Elliott VP
As Attorney in Fact

STATE OF Tx

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, 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 9 day of December, 2011.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

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2010-003027

