

Loan Number: 0601603086
INVESTOR NUMBER: 386127654

GMAC Mortgage, LLC CM #: 232917

MORTGAGOR(S): JAMES A. COLBURN AND STEFANIE R. COLBURN

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **GMAC Mortgage, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 30, according to the Survey of Kingwood Townhomes Phase
One, as recorded in Map Book 9, Page 18, in the Probate Office of
Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 14 day of November, 2011.
AG

GMAC MORTGAGE, LLC

By: Albert Gruber
Albert Gruber

Its: Authorized Officer

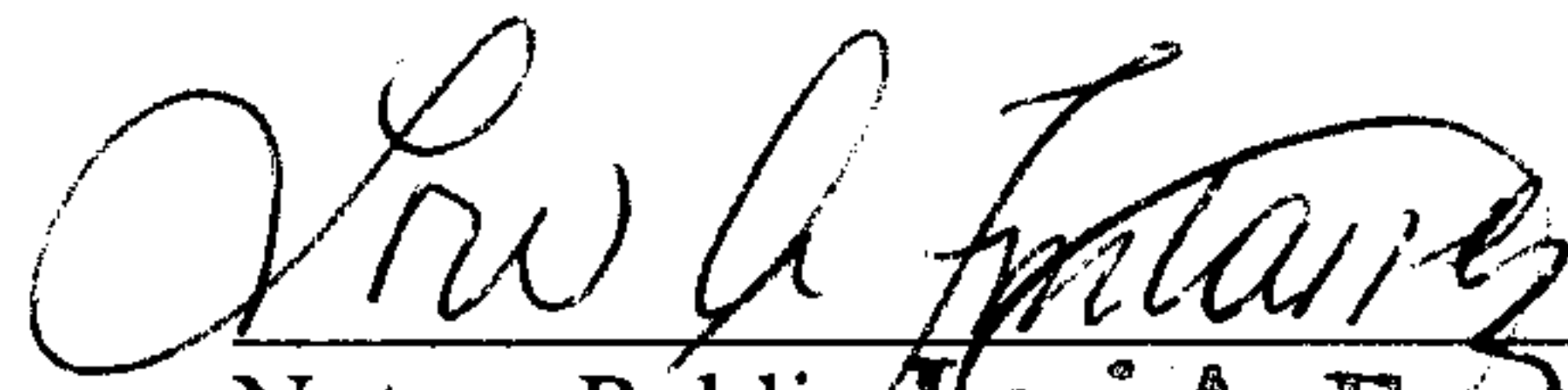
***232917* *SWD* *R**

STATE OF Pennsylvania)

COUNTY OF Montgomery)

I, **Lori A. Fontanez**, a Notary Public in and for said County in said State, hereby certify that **Albert Gruber**, whose name as **Authorized Officer** of GMAC Mortgage, LLC, 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 said conveyance, he/she, as such **Authorized Officer**, and with full authority, executed the same voluntarily for and as the act of said Authorized Officer

Given under my hand this the 4 day of November, 2011.



Notary Public **Lori A. Fontanez**

My Commission Expires: 9/7/14

Please Send Tax Notices to:
GMAC Mortgage, LLC
GMAC, LLC
1100 Virginia Drive
Fort Washington, PA 19034

