



20120202000039450 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
02/02/2012 10:38:10 AM FILED/CERT

After Recording Return to: |

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Shelby County, AL 02/02/2012
State of Alabama
Deed Tax: \$4.50

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STATE OF ALABAMA }
SHELBY COUNTY }

67753810

Mail Tax Statements To:

Brandon Jon Parnell
Patricia Parnell
297 Creekside Lane
Pelham, AL 35124

Tax ID: 013-7-26-1-006-044.000

SPECIAL WARRANTY DEED

Tax Exempt pursuant to Title 12 USC Section 1452(e) being executed by
Federal Home Loan Mortgage Corporation, an entity of the Federal Government
(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS:

On this 30 day of December, 2011, that for and in consideration of One
Hundred sixty six thousand * and /100 (\$ 166,900.00) DOLLARS
*Nine hundred dollars only.

and other good and valuable consideration to the undersigned Grantor, in hand paid by the
Grantee herein, the receipt whereof is acknowledged, FEDERAL HOME LOAN MORTGAGE
CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, TX 75010 (herein
referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto BRANDON JON
PARNELL and PATRICIA PARNELL, husband and wife, for and during their joint lives and
upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and
assigns of such survivor forever, together with every contingent remainder and right of reversion,
residing at 297 Creekside Lane, Pelham, Alabama 35124, (herein referred to as "GRANTEES"),
the following lot or parcel of land, situated in the state of Alabama, and being more particularly
described as follows:

LOT 173, ACCORDING TO THE FINAL SUBDIVISION PLAT OF HOLLAND LAKES,
SECTOR 3, AS RECORDED IN MAP BOOK 37, PAGE 85 IN THE PROBATE OFFICE

PARNELL
44569147

AL

FIRST AMERICAN ELS
SPECIAL WARRANTY DEED





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OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY DEED RECORDED AUGUST 22, 2010 AS INSTRUMENT NUMBER 20110822000247500 IN THE OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 297 Creekside Lane, Pelham, Alabama 35124
The legal description was obtained from a previously recorded instrument.

SUBJECT TO all matters of record and ad valorem taxes not due or payable on the date hereof.

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 **GRANTEES**, their heirs 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 said Grantor, and all persons claiming by, through, under it, or against encumbrances made or suffered by it.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate



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described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 30 day of Dec, 2011.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: [Signature]

Sandra Taylor

Title: [Signature]

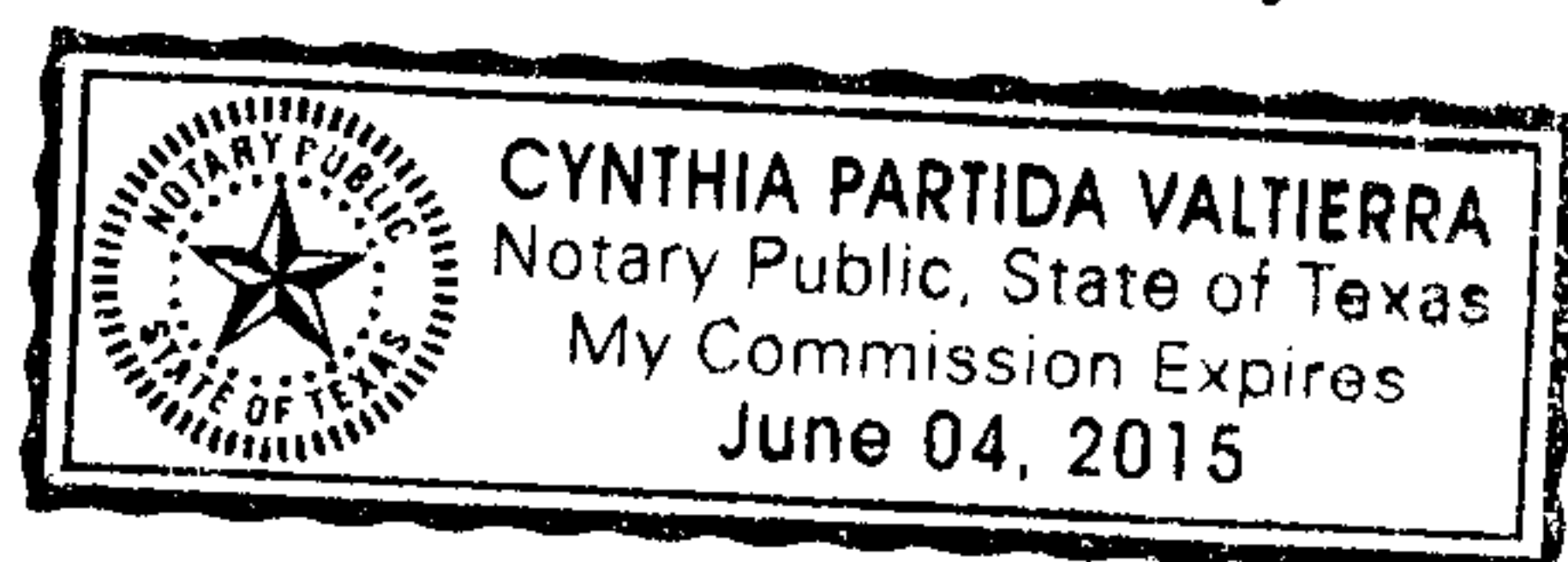
Print Name: [Signature]

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent.

STATE OF Texas, COUNTY OF Dallas

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 30 day of Dec, 2011, the undersigned authority, personally appeared Sandra Taylor who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.

Given under my hand and official seal, this the 30 day of Dec, 2011



[Signature]
NOTARY PUBLIC My Commission Expires:

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

Prepared: Angelina M. Whittington, Esq. KS, AL, & MO Barred
235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300