

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Ralph S. McDanal
Terri F. McDanal

*251 Country Hills Rd
Montevallo AL 35115*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-two thousand five hundred and 00/100 Dollars (\$42,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ralph S. McDanal, and Terri F. McDanal, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "C", Building 8, Phase II of Chandalar Townhouses as recorded in Map Book 7, Page 166, located in the Southwest quarter of the Southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter Section; thence in a Northerly direction along the East line of said quarter-quarter Section a distance of 670.76 feet; thence 90 degrees left in a Westerly direction a distance of 170.00 feet to a point on the Westerly right of way line of Chandalar; thence 90 degrees right in a Northerly direction along said right of way line, a distance of 82.0 feet; thence 90 degrees left, in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", being the point of beginning; thence continue along last described course along the center line of a wood fence, party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C", and "D"; thence 90 degrees left, in a Southerly direction along the West outer face of said wood fence, a distance of 13.1 feet to a point on the Northeast corner of a storage building; thence 90 degrees right, in a Westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90 degrees left, in a Southerly direction along the West outer face of said storage building, a distance of 6.0 feet to a point on the Southwest corner of said storage building; thence 90 degrees left, in an Easterly direction along the South outer face of said storage building, the center line of a wood fence, party wall and another wood fence all common to Units "B" and "C", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C", and "D"; thence 90 degrees left, in a Northerly direction along the East outer face of said wood fence across the front of Unit "C", a distance of 19.1 feet to the point of beginning. Lying and being situated in 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Vol. 301, Page 581; Vol. 287, Page 506; Vol. 278, Page 477 and Vol. 264, Page 28.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Vol. 280, Page 752.
5. Restrictive covenant as recorded in Misc. 6, Page 804 and amended in Misc. 32, Page 488.
6. Covenants, restrictions, reservations, limitations, conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration of Condominium of Chandalar South Townhouse Association recorded in Vol 11, Page 665 and amended in Inc. Vol. 21, Page 164
7. Rights of owners of property adjoining property in and to the joint of common rights in building situated on



20120213000052990 1/2 \$57.50
Shelby Cnty Judge of Probate, AL
02/13/2012 01:36:58 PM FILED/CERT

- said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
8. Underground cable easement to Alabama Power Company in Vol 297, Page 412
 9. Restrictions as shown on recorded plat.
 10. 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 Number 20110824000250590, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of January, 2012.

Federal Home Loan Mortgage Corporation
 By, Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS")

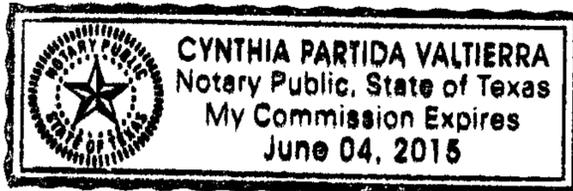
by, [Signature]
 Its Sandra Taylor OP
 As Attorney in Fact

STATE OF Texas
 COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Taylor, whose name as OP 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 26 day of January, 2012.
[Signature]

NOTARY PUBLIC
 My Commission expires:
 AFFIX SEAL



908930
 2011-003571



[Barcode]
 20120213000052990 2/2 \$57.50
 Shelby Cnty Judge of Probate, AL
 02/13/2012 01:36:58 PM FILED/CERT