

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

Send Tax Notice to:
Jacob Amedee

483-A Commerce Park Dr.
Marietta, GA 30060

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-two thousand and 00/100 Dollars (\$122,000.00) 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 Jacob Amedee, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 96, according to the plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate 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. Easement/right-of-way to Alabama Power Company as recorded in Real 236, Page 825 and Real 235, Page 318 in the Probate Office of Shelby County, Alabama.
4. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of Hidden Forest, as recorded in Map Book 35, page 117, in the Office of the Judge of Probate of Shelby County, Alabama.
5. All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective covenants for Hidden Forest, A Residential Subdivision, as recorded in Inst. No. 20051102000570720 in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
7. 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 20110802000223460, in the Probate Office of Shelby County, Alabama.

\$ 109,800.00 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.



20120327000104770 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
03/27/2012 01:19:01 PM FILED/CERT

Shelby County, AL 03/27/2012
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of February, 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, Charlotte Elliott
Its As Attorney in Fact

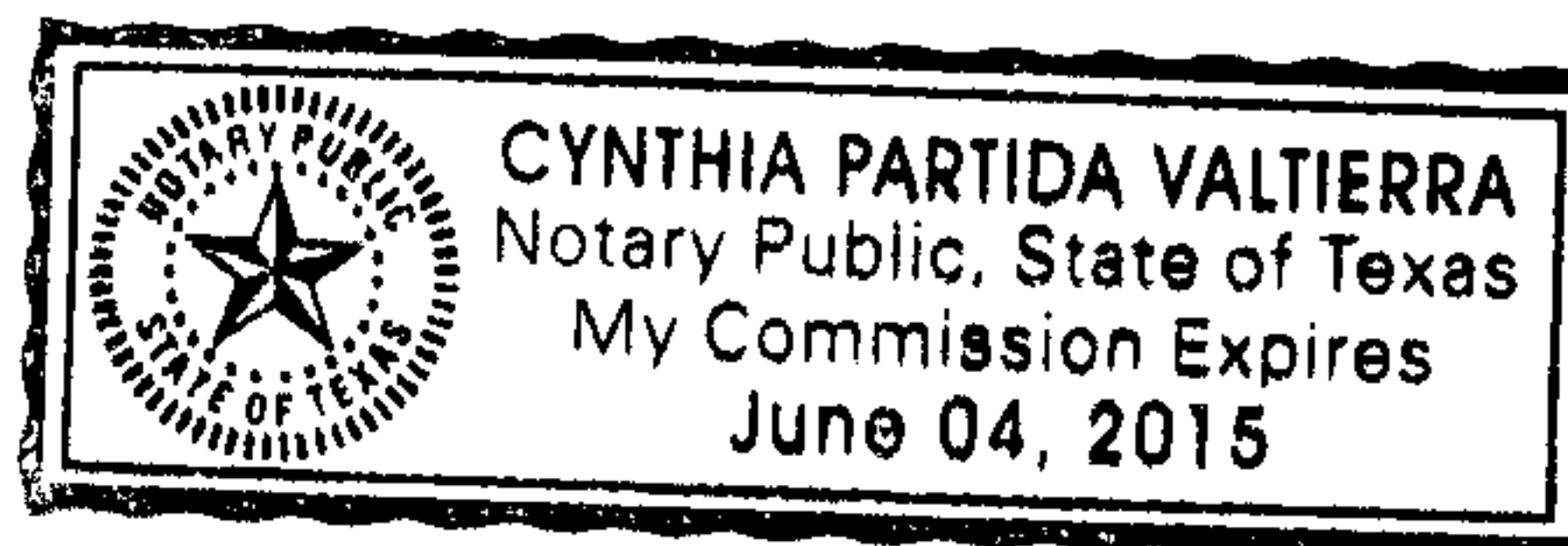
STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as Charlotte Elliott 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 21 day of February, 2012.

Cynthia Partida Valtierra
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

898030
2011-002921



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