

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

Send Tax Notice to:
Eric B. Watts

809 Waterford Circle
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand and 00/100 Dollars (\$105,000.00) to the undersigned, Federal Home Loan Mortgage Corporation, a corporation, by Authorized Signer National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), 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 Eric B. Watts, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 386, according to the survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office 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. Restrictive covenant as recorded in Inst. 2011-12818 and Inst. 2011-12819.
4. Mineral and mining rights as recorded in Inst. 1995-1640 and Deed Book 345 page 744. Terms and Conditions as set out in Inst. 1995-1640 and Deed Book 345 page 744
5. Restrictions as shown on recorded plat.
6. 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 , in the Probate Office of Shelby County, Alabama.

\$ 107,142.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of March, 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"), as Attorney in Fact

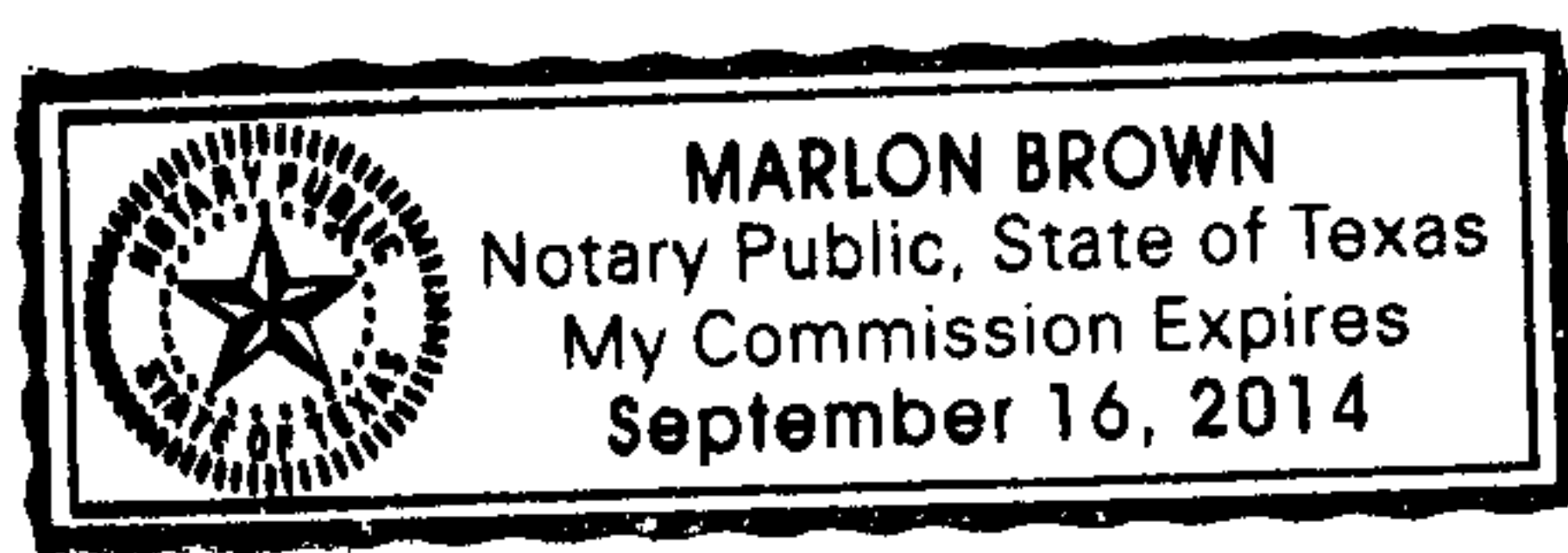
By: [Signature]
Its: Jamey Davis VP

STATE OF Texas

COUNTY OF Waller

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 21 day of March, 2012.



[Signature]
NOTARY PUBLIC
My Commission expires: 9-16-14
AFFIX SEAL

2012-000075

20120426000144490 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/26/2012 01:59:45 PM FILED/CERT