

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Andrew E. Jones

Amanda R. Jones, David E. Jones

Stys woodbridge pr. Strminghan, AL 35042

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-six thousand five hundred and 00/100 Dollars (\$146,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Andrew E. Jones, Amanda R. Jones, and David E. Jones, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 395 according to the survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122 A, B, and C 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 Grantees herein assume and agree to pay.
- Restrictive covenant as recorded in Instrument Number 20051129000616500 and Instrument Number 20051216000650920.
- 4. Mineral and mining rights as recorded in Book 53, Page 262 and Deed Book 331, Page 262.
- Right of others for ingress and egress purposes in and to the use of Shelby county as recorded in Instrument Number 1993-03955; Instrument Number 1993-03957; Instrument Number 1993-03960; Instrument Number 1993-3961; Instrument Number 1993-03964; Instrument Number 1993-03965 and Instrument Number 1993-03966.
- 6. Easement recorded in Instrument Number 20050204000058230.
- 7. Restrictions as shown on recorded plat.
- 8. 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 20111007000298990, in the Probate Office of Shelby County, Alabama.

\$\frac{134,300.00}{\text{simultaneously herewith.}}\text{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 Grantees, their heirs and assigns, forever.







IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 2012. Federal Home Loan Mortgage Corporation By, Authorized Signer National Default REO Services, a Delaware Limited Liability Company aba First American Asset Closing Services ("FAACS") by, Charlotte Elliott Its As Attorney in Fact STATE OF COUNTY OF nalles l, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as 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 _______ day of March, 2012.

William. MARLON BROWN Notary Public, State of Texas My Commission Expires September 16, 2014

918624 2011-004053 NOTARY PUBLIC

My Commission expires: 9-16-14

AFFIX SEAL

20120515000173720 2/2 \$30.50 Shelby Cnty Judge of Probate, AL 05/15/2012 01:34:54 PM FILED/CERT





Shelby County, AL 05/15/2012 State of Alabama Deed Tax: \$15.50