

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

Send Tax Notice to:

Shu Shurette

Suphransa Huang

3434 Pelham Parkway
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of Two hundred sixty-two thousand five hundred and 00/100 Dollars (\$262,500.00) 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 Shu Shurette, and Suphransa Huang, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

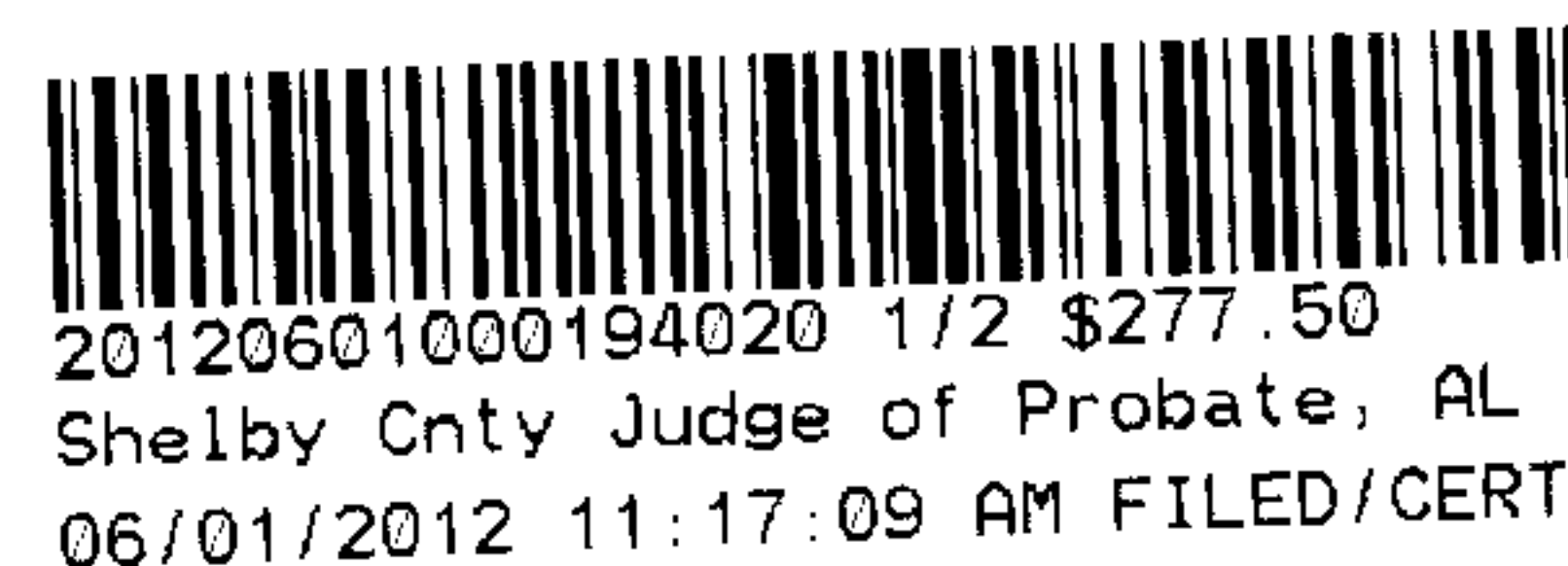
Beginning at a point located as follows: From the Northwest corner of Southeast Quarter of Northeast Quarter of Section 29, Township 19 South, Range 2 West, run East along the North line of said Southeast Quarter of Northeast Quarter for a distance of 355.8 feet to a point of beginning, at said point of beginning, turn an angle to the right of 88 Degrees 38 Minutes and run a distance of 328.66 feet; thence turn an angle to the left of 88 Degrees 36 Minutes and run a distance of 306.0 feet; thence turn an angle to the left of 91 Degrees 23 Minutes 45 Seconds and run a distance of 328.67 feet; thence turn an angle to the left of 91 Degrees 22 Minutes 15 Seconds and run a distance of 305.8 feet to point of beginning. Being the same property conveyed to John F. Simmons, Jr. and Marie K. Simmons, husband and wife, by deed dated November 30, 1988, of record in Official Record Book 217, Page 92, in the office aforesaid.

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. Mineral and mining rights excepted.
4. 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 No. 20120307000080250, 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 23 day of May, 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 V.P. Charlotte Elliott

As Attorney in Fact

STATE OF Texas

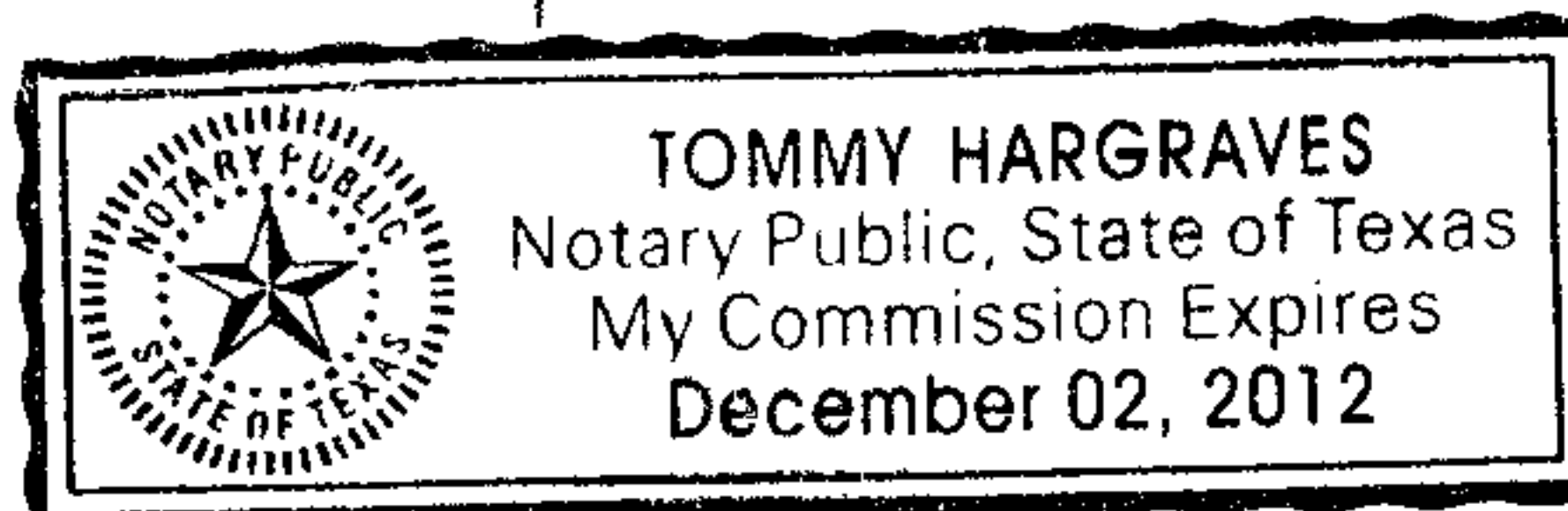
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as V.P. 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 23 day of May, 2012.

[Signature]
NOTARY PUBLIC Dec 2, 2012
My Commission expires:
AFFIX SEAL

965051
2012-000685




20120601000194020 2/2 \$277.50
Shelby Cnty Judge of Probate, AL
06/01/2012 11:17:09 AM FILED/CERT



Shelby County, AL 06/01/2012
State of Alabama
Deed Tax: \$262.50