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20120606000198250 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/06/2012 08:06:16 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001

Property Tax ID#: 29-3-07-0-002-068.000  
Commitment #: 2838285  
Seller Loan #: 916971

**SPECIAL WARRANTY DEED**

ALL OF THE PURCHASE PRICE OF THE PROPERTY IS PAID FOR WITH THE MONEY LOANED

Know all men by these presents: That for and in consideration of Three Hundred Two Hundred Twenty Thousand and 00/100 (\$220,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that FEDERAL HOME LOAN MORTGAGE CORPORATION, whose post office address is 5000 Plano Parkway, Carrollton, TX 75010 (herein referred to as Grantor), does hereby grant, bargain, sell and convey PAUL HAYES, a(n) \_\_\_\_\_ man, and JENNIFER A. HAYES, a(n) \_\_\_\_\_ woman, as tenants in common, whose post office address 378 Shelby Springs Farms, Calera, AL 35040, (herein referred to as Grantees), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Prior Instrument Reference : In Reception Doc # Book \_\_\_\_\_ on \_\_\_\_\_  
POA Recording Information: Reception# Doc # Instrument 20080226000076640 on 02/26/2008  
Property Address: 378 Shelby Springs Farms, Calera, AL 35040

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of the Grantor.

To have and to hold unto the said Grantees forever.

In witness whereof, Grantor has hereunto set a hand and seal this 19 day of March, 2012.

FEDERAL HOME LOAN MORTGAGE  
CORPORATION

By: CHICAGO TITLE INSURANCE COMPANY,  
Its: Attorney in Fact

By:

Title: AUP Melissa Harvey

Nathan Elliott  
Witness

Nathan Elliott  
Printed Name

Charles E. Hogue, Jr.  
Witness

CHARLES E. HOGUE, JR.  
Printed Name

STATE OF PA }

COUNTY OF Beaver }

I, Christina Michelle McCartney, hereby certify that Melissa Harvey  
its: AUP of CHICAGO TITLE INSURANCE COMPANY, as The Attorney  
In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 19 day of March, 2012.

Christina Michelle McCartney  
Notary Public  
My commission expires: 4/7/2015

Prepared By:  
Curphey & Badger Law  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Christina Michelle McCartney, Notary Public  
Hopewell Twp., Beaver County  
My Commission Expires April 7, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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**EXHIBIT "A"**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 110, ACCORDING TO THE SURVEY OF SHELBY SPRINGS STOCK FARMS, CAMP WINN SECTOR 2, PHASE 2, RECORDED IN MAP BOOK 26 PAGE 58 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM ASP HOME BUILDING, INC. TO ROBIN HYATT, AS DESCRIBED IN DOC. NO. 20070504000206920, DATED 04/30/2007, RECORDED 05/04/2007 IN SHELBY COUNTY RECORDS.



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