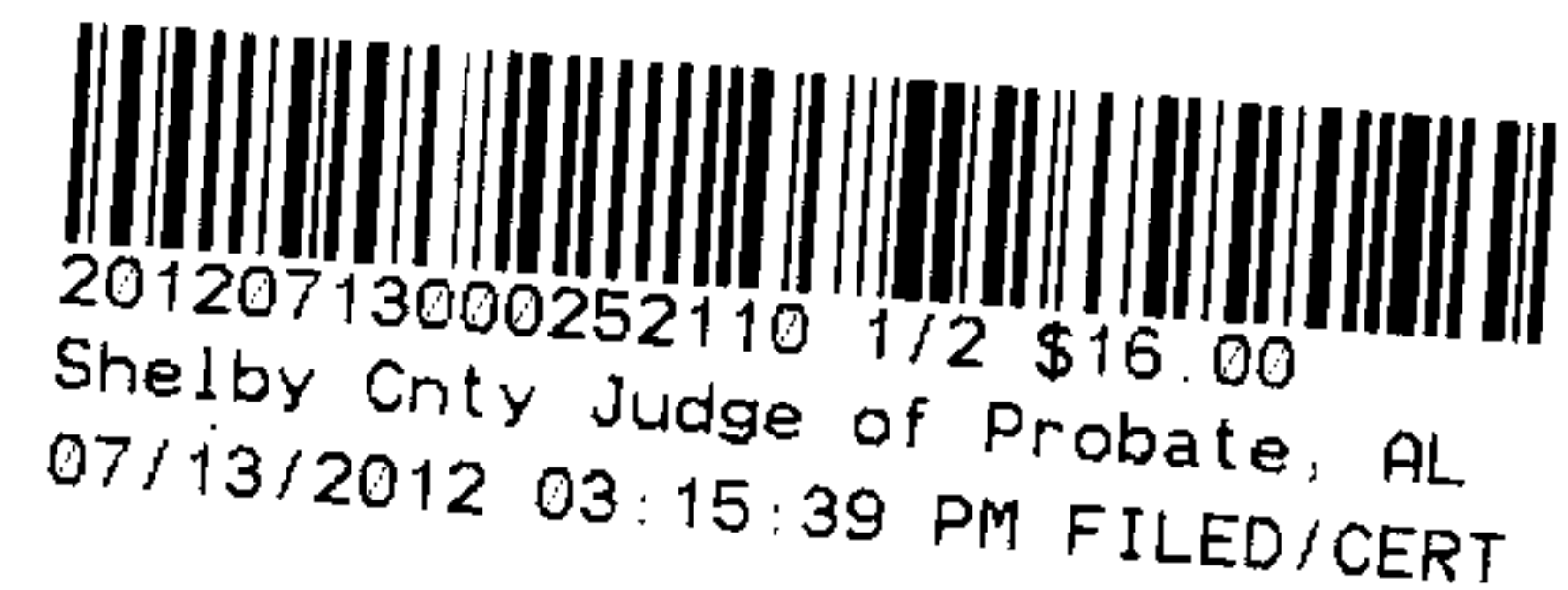


INVESTOR NUMBER: 720392914

CitiMortgage, Inc. CM #: 257160

MORTGAGOR(S): RACHEL M. GARRETT

Please Send Tax Notices to:
CitiMortgage, Inc.
5280 Corporate Drive
Frederick, MD 21703



STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 38 minutes 30 seconds West along the North boundary line of said Section 30, Township 19 South, Range 1 East, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 428.88 feet to the point of beginning; thence continuing South along said line, a distance of 200.00 feet; thence South 89 degrees 58 minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 200.00 feet; thence North 89 degrees 58 minutes 56 seconds East a distance of 150.00 feet to the point of beginning.

A 50-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 minutes 56 seconds West a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet to the point of beginning of the center line of a 50 foot wide easement for ingress, egress and utilities; thence South 68 degrees 32 minutes 39 seconds West a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93; thence South 47 degrees 03 minutes 26 seconds West, a distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West, a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West a distance of 381.60 feet to the North right of way line of Shelby County Road No. 280 and the point of ending .

257160 *SWD* *P \$ 82,619.62

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 29th day of June, 2012.

**CITIMORTGAGE, INC., AS SUCCESSOR IN
INTEREST BY MERGER TO ABN AMRO
MORTGAGE GROUP, INC.**



By: Nichole Tiers
Date: June 29, 2012
Its: Document Control Officer

STATE OF Arizona)

COUNTY OF Pima)

I, Yolanda Gorman, a Notary Public in and for said County in said State, hereby certify that Nichole Tiers, whose name as Document Control Officer of CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc., 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 said conveyance, he/she, as such Document Control Officer, and with full authority, executed the same voluntarily for and as the act of said Document Control Officer.

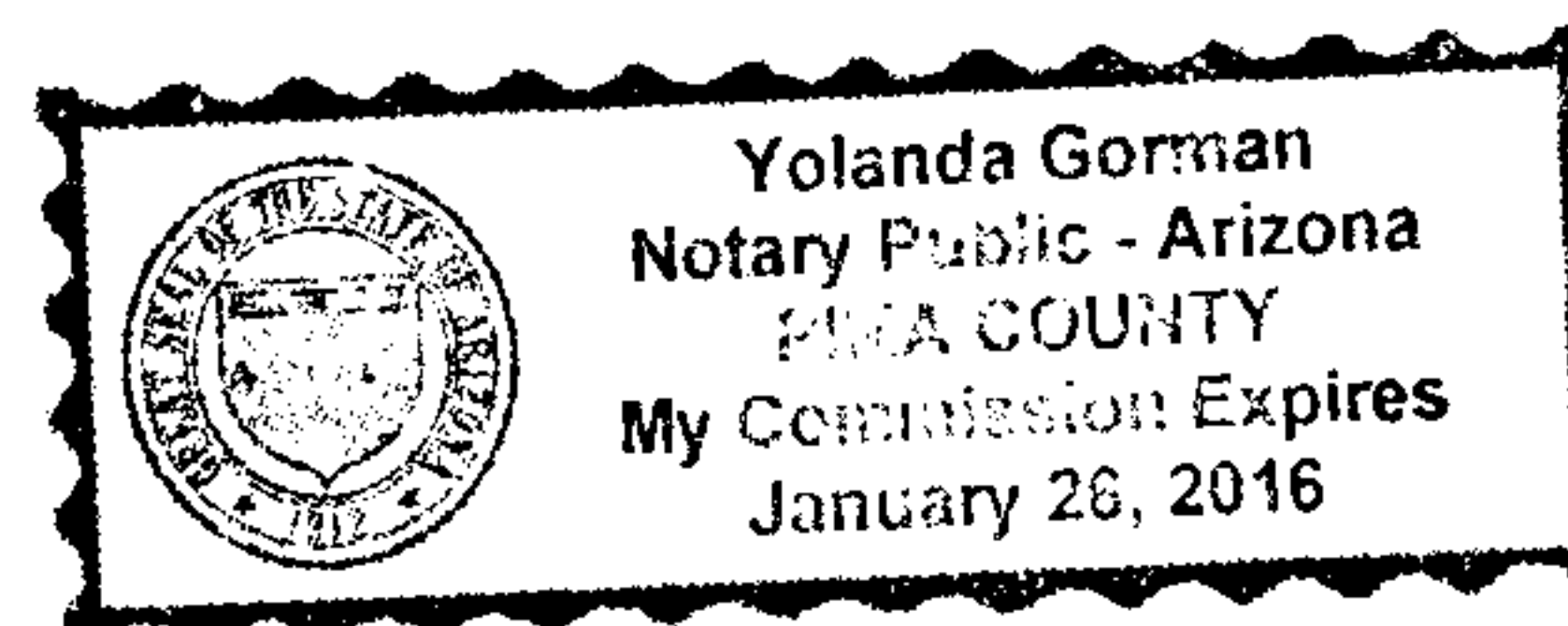
Given under my hand this the 29 day of June, 2012.

 June 29, 2012
Notary Public

My Commission Expires: January 26, 2016

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



257160 *SWD* *P


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Shelby Cnty Judge of Probate, AL
07/13/2012 03:15:39 PM FILED/CERT