


This Instrument Prepared By:

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2110 Devereux Circle, Suite 100
Birmingham, Alabama 35243

Send Tax Notice To:

FHLMC
8200 Jones Branch Drive
McLean, VA 22102-3110

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two hundred ninety eight thousand four hundred twenty seven and 93/100 Dollars (\$298,427.93), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

OCWEN LOAN SERVICING, LLC

Whose address is: 1661 Worthington Road, Suite 100, West Palm Beach, FL. 33409

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

FEDERAL HOME LOAN MORTGAGE CORPORATION

Whose address is: 8200 Jones Branch Drive, McLean, VA 22102-3110

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY, COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2012 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description.
(Exhibit A on the title commitment.)

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Shelby Cnty Judge of Probate, AL
02/04/2013 11:39:44 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Ashley Kessor, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of Jan, 2012.

ATTEST:

Chris Heinichen
Its: Contract Manager

OCWEN LOAN SERVICING, LLC
Ashley Kessor
By: Ashley Kessor
Its: Contract Management Coordinator

STATE OF Florida)
COUNTY OF Palm Beach

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ashley Kessor, whose name as Contract Management Coordinator of OCWEN LOAN SERVICING, LLC, 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.


Given under my hand and official seal, this the 15 day of Jan, 2012



KELLEN PALUMBO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE839189
Expires 9/30/2016

Kellen Palumbo
Notary Public
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION


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Lot 1, according to the survey of Wisteria, as recorded in Map Book 39, Page 23,
in the Probate Office of Shelby County, Alabama.

Property address:
100 Wisteria Drive, Alabaster, AL 35007

The purchase price or actual value claimed can be verified by the foreclosure deed.