

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

2045 Narrows Point Cu. Birmingham, Ac 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of One hundred eighty thousand and 00/100 Dollars (\$180,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Terry C. Powell, (herein referred to as Grantee), the following described real estate situated in Shelby County. Alabama, to-wit:

Lot 80, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31. Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 2000-9755 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

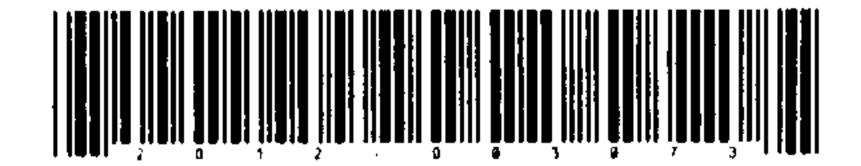
Subject to:

- 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 Grantee herein assume and agree to pay.
- Easement/right-of-way to Alabama Power Company as recorded in Deed Book 109, Page 70; Deed Book 14, Page 22; Deed 103, Page 154; Deed Book 123, Page 420 and Deed Book 102, Page 181.
- 4. Easement/right-of-way to Alabama Gas Corporation as recorded in Instrument Number 2000-1818.
- 5. Restrictive covenant as recorded in Instrument Number 2000-9755; First Amendment recorded in Instrument Number 2000-17136, Second Amendment as recorded in Instrument Number 2000-36696; Third Amendment as recorded in Instrument Number 2001-38328; Fourth Amendment as recorded in 2002-42418; and Fifth Amendment recorded in Instrument Number 2002-50825...
- 6. Release of damages as recorded in Instrument Number 20040721000403960
- 7. Restrictions as shown on recorded plat.
- 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 Inst. No. 20121108000430410, in the Probate Office of Shelby County, Alabama.

\$176,739.00 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 Grantee, his/her heirs and assigns, forever.



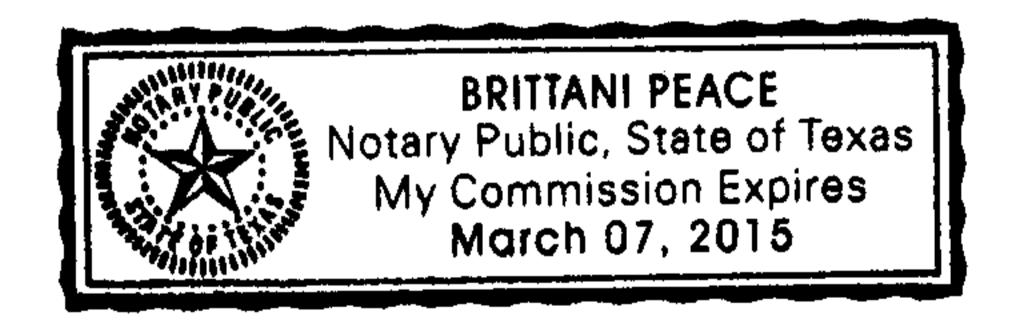


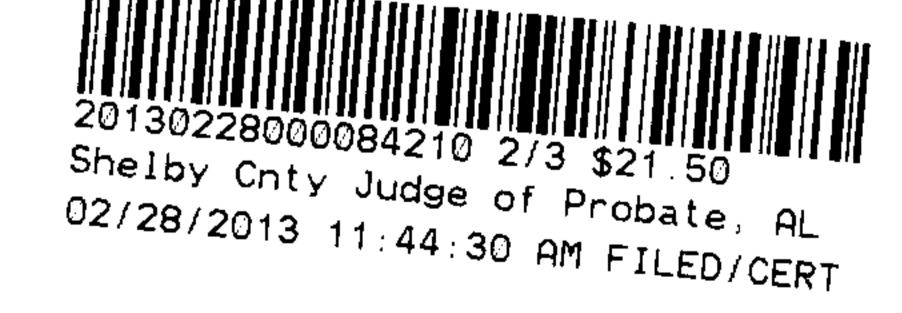
Shelby County, AL 02/28/2013 State of Alabama Deed Tax:\$3.50

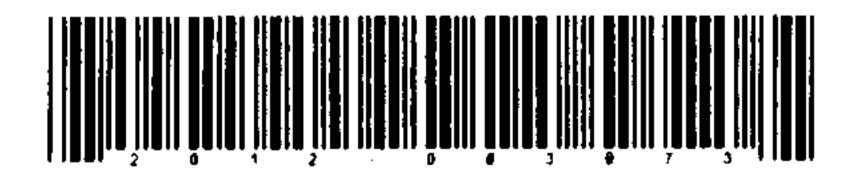
IN WITNESS WHEREOF, the said Grantos 2013.	r, has hereto set its sig	gnature and seal, this the	day of January,
	By, Authorized Signific Condition ("FAAC8") by,		EO Services, a Delaware an Asset Closing Services
	ItsA	s Attorney in Fact	Justin Jung
STATE OF MUUS COUNTY OF MUUS			
1. the sundersigned a Notary Public whose na	in and for said ame as	County, in said Sta	ite, hereby certify that uthorized Signer National
Default REO Services, a Delaware Lim ("FAACS"), as Attorney in Fact for Fede foregoing conveyance, and who is known contents of the conveyance, he/she, as such the act of said Corporation, action in its cap	eral Home Loan More to me, acknowledged officer and with full pacity as Attorney in F	any doa First Americant gage Corporation, a corlibefore me on this day the authority, executed the sact as aforesaid.	Asset Closing Services poration, is signed to the hat, being informed of the
Given under my hand and official seal, this	the day of	January, 2013.	
	NOTARY		
	My Comm	ission expires:	

AFFIX SEAL

1020905 2012-003073









Real Estate Sales Validation Form

This Document must be filed in accordance	ce with Code of Alabama 1975, Section 40-22-1
Grantor's Name Rederal Home Loan of Mts. Mailing Address 5000 Plano Corpor	Grantee's Name Jerry C. Powell attomailing Address 2045 Normans Paint (Birmingham, AL352)
COUPLIANT 17010	
Property Address 2045 Namous Roint Con	Date of Sale 22113 Total Purchase Price \$ 180,000=
35342	or Actual Value \$
	or Assessor's Market Value \$
The purchase price or actual value claimed on this evidence: (check one) (Recordation of documenta Bill of Sale Sales Contract Closing Statement	
If the conveyance document presented for recordat above, the filing of this form is not required.	ion contains all of the required information referenced
Inst	ructions
Grantor's name and mailing address - provide the nation to property and their current mailing address.	
Grantee's name and mailing address - provide the reto property is being conveyed.	name of the person or 20130228000084210 3/3 \$21.50 Shelby Cnty Judge of Probate, AL 02/28/2013 11:44:30 AM FILED/CERT
Property address - the physical address of the prop	erty being conveyed, if available.
Date of Sale - the date on which interest to the prop	erty was conveyed.
Total purchase price - the total amount paid for the being conveyed by the instrument offered for record	
Actual value - if the property is not being sold, the tr conveyed by the instrument offered for record. This licensed appraiser or the assessor's current market	
If no proof is provided and the value must be determined a contract of the property as a responsibility of valuing property for property tax purpursuant to Code of Alabama 1975 § 40-22-1 (h).	•
	the information contained in this document is true and ents claimed on this form may result in the imposition 40-22-1 (h).
Date 22413	teff ug farmer
Unattested Sig	n
(verified by)	(Grantor/Grantee/Owner/Agent) chicle one Form RT-1