

1146-688

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

Send Tax Notice to:
Cole Harvey
Leonard Harvey, Kathryn Harvey
211 Lees Cove
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-seven thousand eight hundred twenty-five and 00/100 Dollars (\$127,825.00) 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 Cole Harvey, Leonard Harvey, and Kathryn Harvey, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama.

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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 133, Page 55.
4. Restrictive covenant as recorded in Instrument Number 1994-12847 and Instrument Number 1994-16461.
5. Mineral and Mining Rights as recorded in Deed Book 147, Page 412.
6. Covenant for Storm Water Run-Off Control as set out in Instrument Number 1994-32371.
7. Restrictions as shown on recorded plat.
8. 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 Number 20120912000345460, in the Probate Office of Shelby County, Alabama.

\$ 125,509.00 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 Grantees, their heirs and assigns, forever.



Shelby County, AL 05/16/2013
State of Alabama
Deed Tax: \$2.50



20130516000203540 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
05/16/2013 01:48:04 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7 day of May, 2013.

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, Justin Jung
Its VP
As Attorney in Fact

STATE OF TEXAS

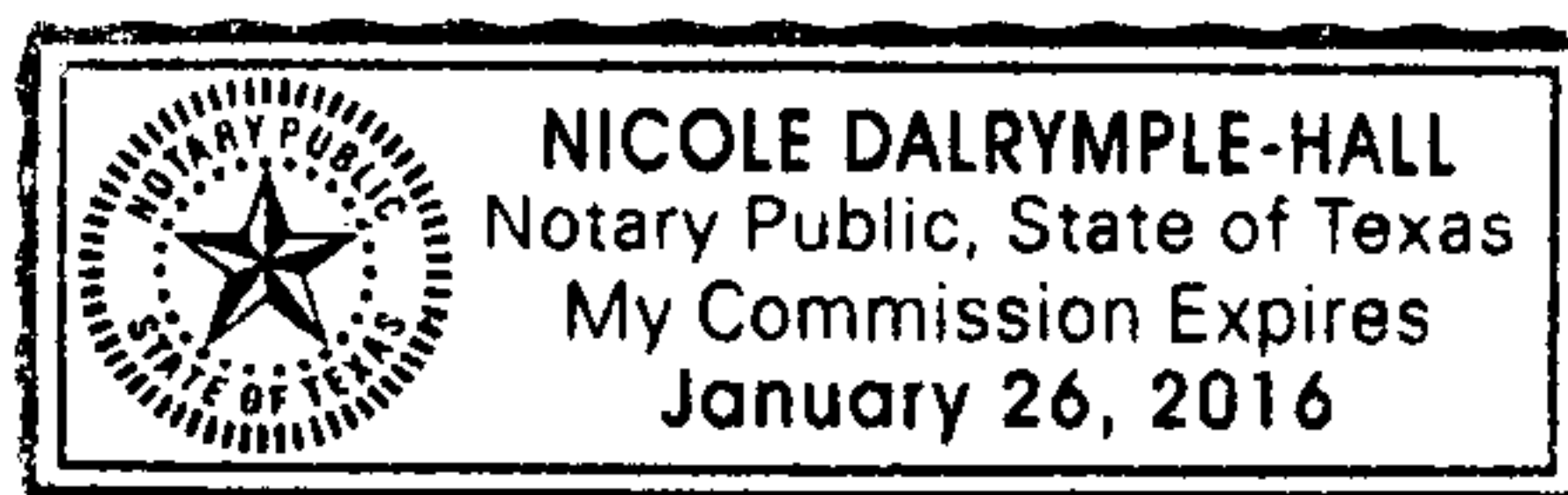
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Jung, whose name as VP 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 7 day of May, 2013.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

1008567
2012-002537



[Barcode]
20130516000203540 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
05/16/2013 01:48:04 PM FILED/CERT

