

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

Send Tax Notice to:
Glenn W. Hatcher
Rose A. Hatcher
434 Mid Ridge Lane
Pelham, AL 35124
(Also property address)

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-one thousand and 00/100 Dollars (\$91,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Glenn W. Hatcher, and Rose A. Hatcher, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24 according to the Survey of Final Plat of Midridge Village, Phase I, as recorded in Map Book 29, page 80 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. Mineral and Mining Rights as recorded in 2002-14880.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. 25 foot building set back line as shown on recorded plat.
6. Restrictions as shown on recorded plat.
7. 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 No. 20140714000211240, in the Probate Office of Shelby County, Alabama.

\$ 72,800.- 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.

* Whose address is 5000 Plano Parkway, Carrollton, TX 75010

** Whose address is the property address.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 1 day of April, 2015.

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, Sandra Taylor
Its 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 Sandra Taylor, whose name as JP 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.

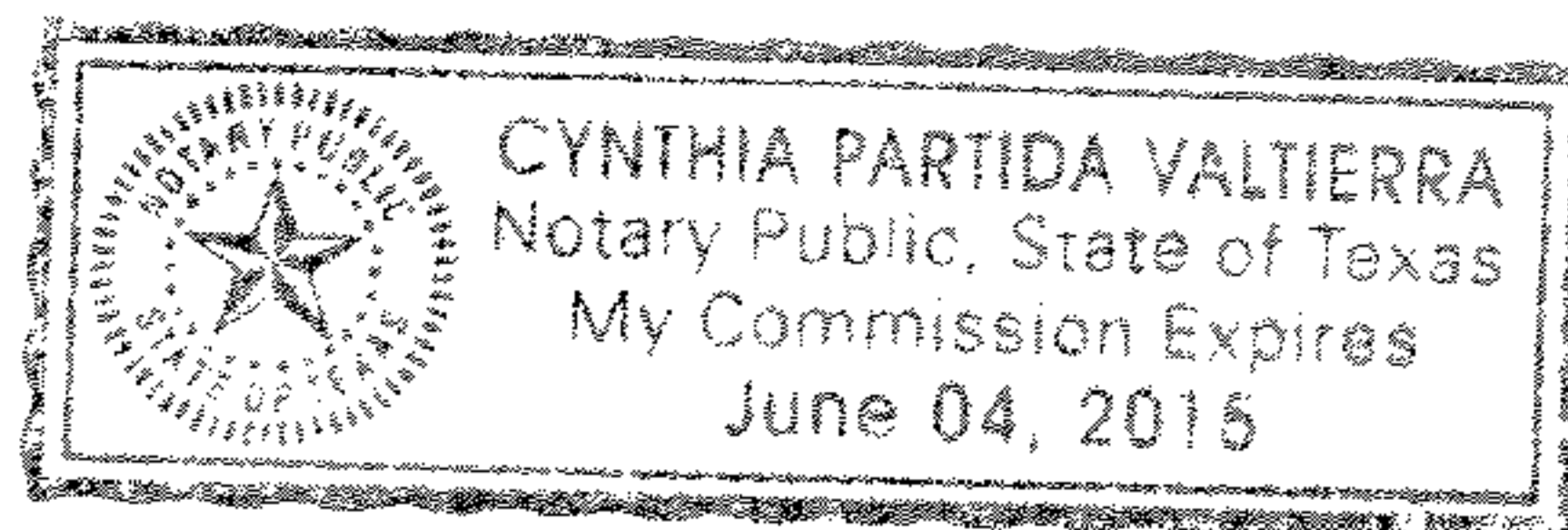
Given under my hand and official seal, this the 1 day of April, 2015.

Cynthia Partida Valtierra

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



1134924
2014-001443



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/15/2015 08:11:32 AM
\$35.50 CHERRY
20150415000119910

James W. Fuhrmeister