

STATE OF ALABAMA)

) ss.

SPECIAL WARRANTY DEED

COUNTY OF SHELBY)

Page 001

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Douglas J. Ansley & Eva Marie ANSLEY of Sterrett, Alabama, and their assigns (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

See attached

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This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, Douglas J. Ansley & Eva Marie Ansley, and their assigns, forever.

IN WITNESS WHEREOF, Federal National Mortgage Association, a corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 17th day of May, 1985.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: J. H. Van House

J. H. Van House, ~~Assistant~~ Vice President

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

I, L. Mathis Wade, a Notary Public in and for said County in said State, hereby certify that J. H. Van House, whose name as ~~Assistant~~ Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 17th day of May, 1985.

L. Mathis Wade
Notary Public, Georgia at Large
My Commission Expires:

(SEAL)

Notary Public, Georgia, State at Large
My Commission Expires Feb. 28, 1988

This instrument was prepared by:

Sherman Landau (name)
100 Peachtree Street, NW (address)
Atlanta, GA 30303

✓ James R. Moncus

The following described real property, situated in Shelby County, Alabama, to wit:

From the Northeast corner of the NW 1/4 of Section 24, Township 18 South Range 1 East, run Southwardly along the East line of said 1/4-1/4 a distance of 249.26 feet; thence continue in a straight line along said 1/4-1/4 a distance of 235.00 feet; thence right 69 deg. 42 min. a distance of 1118.16 feet to a point on the East right of way line of Alabama Highway No. 25; thence right 94 deg. 25 min. 30 sec. along the East line of said Alabama Highway No. 25 a distance of 137.56 feet to the point of beginning; thence continue in the same direction a distance of 97.44 feet to a point; thence turn right an angle of 86 deg. 15 min. and run a distance of 153.63 feet to a point; thence turn to the right an angle of 89 deg. 40 min. and run a distance of 96.31 feet; thence turn an angle of 90 deg. to the right and run along the Northern line of road easement 160 feet to the point of beginning; being situated in Shelby County Alabama.

Together with the non exclusive right to use for ingress and egress 40 foot road easement which forms the southeastern boundary of subject property.

\$33,700 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1985 JUN 27 PM 12:02

Thomas R. Lunsford, Jr.
JUDGE OF THE COURT

Need for 200
Rec. 500
Ind. 100
800