

SP - 42,900
Mtg- 40,750
Total- 2,150

Revised 1/06/87
AL (Conventional)

REO No. 6201

STATE OF ALABAMA) ss.
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 Jonathan Wayne Vardaman and Susan Wilson Vardaman, ^{as joint tenants, with} his wife, ^{right of survivorship} of 2013 County Highway 58, Helena, AL 35989, and their assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

Lot 2, in Block A, according to the Amended Survey of Fox Haven First Sector, as recorded in Map Book 7, page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest**

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, Jonathan Wayne Vardaman and Susan Wilson Vardaman, and their assigns, forever. his wife, as joint tenants, with right of survivorship,

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

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 and under the Grantor.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

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 day of 9th February, 1988

(CORPORATE SEAL)

STATE OF ALA. SHELBY FEDERAL NATIONAL MORTGAGE ASSOCIATION
I CERTIFY THIS
INSTRUMENT WAS FILED BY:

STATE OF GEORGIA) ss. 88 MAR -9 PM 2:53 J. Ellis Dykes, Vice President
COUNTY OF FULTON)

I, Barbara A. Evans, a Notary Public in and for the said County and State, hereby certify that J. Ellis Dykes, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United State, 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 9th day of February, 1988.

Barbara A. Evans
Notary Public, Georgia at Large
My Commission Expires:

(SEAL)

Notary Public, Fulton County, Georgia
My Commission Expires Jan. 12, 1991

Deed tax - 4300
Rec. 250
Ind. 100
46 50

This instrument was prepared by:
Harlem N. Martin, c/o Fannie Mae
950 E. Paces Ferry Road
Atlanta, Ga 30326-1161

**in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Barterfield