

Send Tax Notice To
John F. Wall III
1147 Riverchase Pkwy
B'ham, AL 35244

Cons. 148,500.00
1st mtg 141,075.00

280

Revised 1/06/87
AL (Conventional)

REO No. 911377

STATE OF ALABAMA) ss.
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

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 John F. Wall III and Lynda M. Wall of 1147 River Chase Parkway, Hoover, Alabama, and their assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

Lot 2317, Riverchase Country Club, 23rd Addition as recorded in Map Book 10, Page 11 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, John F. Wall III and Lynda M. Wall, and their assigns, forever.

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 October 7, 1991.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: J. Ellis Dykes, Vice President

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

I, Susan E. Bergsman, 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 7th day of October, 1991.

Susan E. Bergsman
Notary Public, Georgia at Large
My Commission Expires:

(SEAL)

Notary Public, Fulton County, Georgia
My Commission Expires May 15, 1995

This instrument was prepared by:
Susan E. Bergsman
c/o Fannie Mae
950 E. Paces Ferry Rd.
Atlanta, Georgia 30326-1161

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV -5 PM 2:21

JUDGE OF PROBATE

Return to
PORTERFIELD, HARPER & MILLS, P.A.
#2 OFFICE PARK CIRCLE, SUITE 1
POST OFFICE BOX 530790
BIRMINGHAM, ALABAMA
35253-0790

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|------------------|----------|
| 1. Deed Tax | \$ 7.50 |
| 2. Mtg. Tax | \$ 2.50 |
| 3. Recording Fee | \$ 3.00 |
| 4. Indexing Fee | \$ 1.00 |
| 5. No Tax Fee | \$ 0.00 |
| 6. Certified Fee | \$ 0.00 |
| Total | \$ 14.00 |