

Revised 1/02/92
AL (Conventional)

REO No. A970354

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 J. D. Wyatt and Linda C. Wyatt of 109 Mallard Pointe Drive, Pelham, AL 35124, and their assigns, (hereinafter called "Grantee"), the following described property situated in SHELBY County, State of Alabama, described as follows, to-wit: SEE ATTACHED

The property is commonly known as 109 Mallard Pointe Drive, Pelham, AL 35124 and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, J.D. Wyatt and Linda C. Wyatt, 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.

IN WITNESS WHEREOF, the 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 18th day of July, 1997.

(CORPORATE SEAL)

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

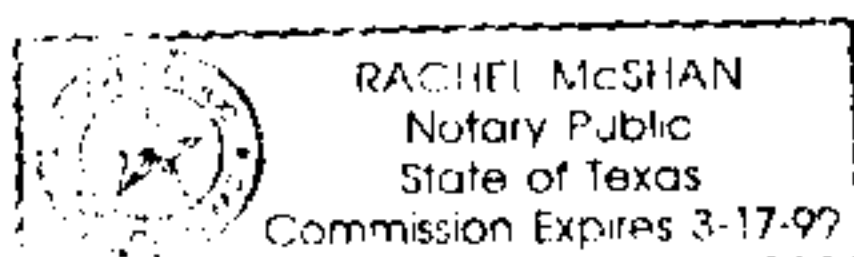
By: Justin Cade Stephens, Vice President

I, Rachel McShan, a Notary Public in and for the said County and State, hereby certify that Justin Cade Stephens, whose name as 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 18th day of July, 1997.

Rachel McShan
Notary Public, Texas
My Commission Expires:

(SEAL)



This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assoc
13455 Noel Road, Suite 600
Dallas, TX 75240-5003

07/23/1997-23064
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 157.00

Inst # 1997-23064

EXHIBIT A

Lot 20, according to the Map and Survey of Mallard Pointe as recorded in Map Book 10, Page 70 and refiled in Map Book 12, Page 7 in the Probate Office of Shelby County, Alabama.

Inst # 1997-23064

07/23/1997-23064
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 HEL 157.00