


THE STATE OF ALABAMA
COUNTY OF SHELBY

C. Shane Roberson
VA# LH-22-22-6-0541255
03-0708

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


20031230000831350 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/30/2003 11:01:00 FILED/CERTIFIED

That Federal National Mortgage Association, a corporation organized and existing under the laws of the State of Florida, whose principal place of business is located at 8120 Nations Way, Building 100, Jacksonville, Florida 32256, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 345 Perryhill Rd., Montgomery, Alabama 36109, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

Lot 22, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by Janet Corbin, its vice President, and attested by Tracy Johnson, its Asst. Secretary both thereunto duly authorized, and its corporate seal to be affixed all on this 18th day of December, 2003.

(CORPORATE SEAL)

Federal National Mortgage Association

Tracy Johnson
(signature)

Tracy Johnson Asst. Secretary
PRINT NAME AND TITLE OF ATTESTING OFFICER

By: Janet Corbin
(signature)

Janet Corbin Vice President
PRINT NAME AND TITLE OF EXECUTING OFFICIAL

THE STATE OF Florida

Duval COUNTY

20031230000831350 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
12/30/2003 11:01:00 FILED/CERTIFIED

I, a Notary Public in and for said County, do hereby certify that Janet Corbin, whose name as vice President and Tracy Johnson, whose name as Asst. Secretary (name of attesting official), of Federal National Mortgage Association, a Corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of December, 2003.

THIS INSTRUMENT PREPARED BY:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5TH AVENUE NORTH, SUITE 500
BIRMINGHAM, ALABAMA 35203

Debra L Lowe
NOTARY SIGNATURE

Debra L Lowe
Print Name

DEBRA L. LOWE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD179008
EXPIRES 01/21/2007
BONDED THRU 1-888-NOTARY1
Exp. Date

Grantee's Address:
345 Perry Hill Rd.
Montgomery, AL 36109