

20040323000147040 Pg 1/2 15:00  
Shelby Cnty Judge of Probate, AL  
03/23/2004 11:06:00 FILED/CERTIFIED

**This Instrument Prepared By:**

Scott J. Humphrey, Esq.  
3829 Lorna Road, Suite 312  
Hoover, Alabama 35244

**Send Tax Notice To:**

CHASE MORTGAGE

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**PREPARED WITHOUT BENEFIT OF SURVEY**

**SPECIAL STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Dollars and No/100 (\$500.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**CHASE MANHATTAN MORTGAGE CORPORATION, AS SUCCESSOR  
BY MERGER TO CHASE MORTGAGE COMPANY**

herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

LOT 6 ACCORDING TO THE SURVEY OF LAKE CAMERON AS RECORDED IN MAP BOOK 19, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. All assessments and taxes for the year 2003 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.

\$\_0\_ of the purchase price recite above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama(1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by \_\_\_\_\_, who is authorized to execute this conveyance, has hereto set its signature and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

ATTEST:

**CHASE MANHATTAN MORTGAGE  
 CORPORATION, AS SUCCESSOR BY MERGER  
 TO CHASE MORTGAGE COMPANY**

  
 Its: Summer M. Winegardner  
**Assistant Secretary**

By:   
 Its: Stacy E. Spohn  
**Vice President**

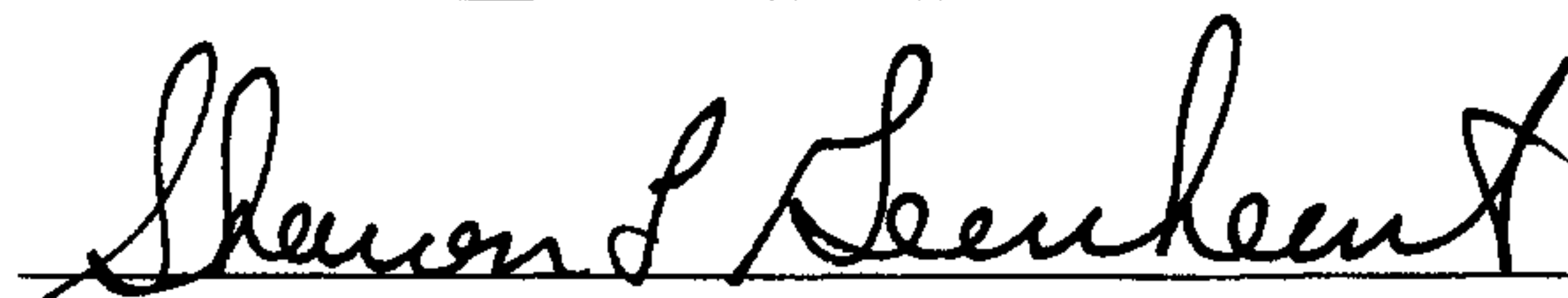
STATE OF OHIO )  
 COUNTY OF FRANKLIN )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Stacy E. Spohn, whose name as **Vice President** of **CHASE MANHATTAN MORTGAGE CORPORATION, AS SUCCESSOR BY MERGER TO CHASE MORTGAGE COMPANY**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.



**SHARON L. GEARHEART**  
 In and For the State of Ohio  
 My Commission Expires October 7, 2008

  
 Notary Public  
 My Commission Expires: \_\_\_\_\_