

Revised 1/02/92

404369  
SEND TAX NOTICE TO:

Richard D. August, Sr.

786 Angus

Paso Robles, CA 93446

REO No. A041481

AL (Conventional)

STATE OF ALABAMA ) ss.  
COUNTY OF **Shelby** )

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION of the sum of **One Hundred Forty Seven Thousand and No/100'S (\$147,000.00)** DOLLARS, and other valuable considerations to the undersigned paid by the GRANTee herein, the receipt of which is hereby acknowledged, the undersigned **FANNIE MAE A/K/A 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 **Richard D. August, Sr. AND THEIR** assigns, (hereinafter called "GRANTee"), the following described property situated in **Shelby** County, State of Alabama, described as follows, to-wit:

The property is commonly known AS **913 Waterford Trail, Calera, Alabama 35040** and is more particularly described as follows:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

**\$132,300.00** of the purchase price was derived from a mortgage loan closed simultaneously herewith.

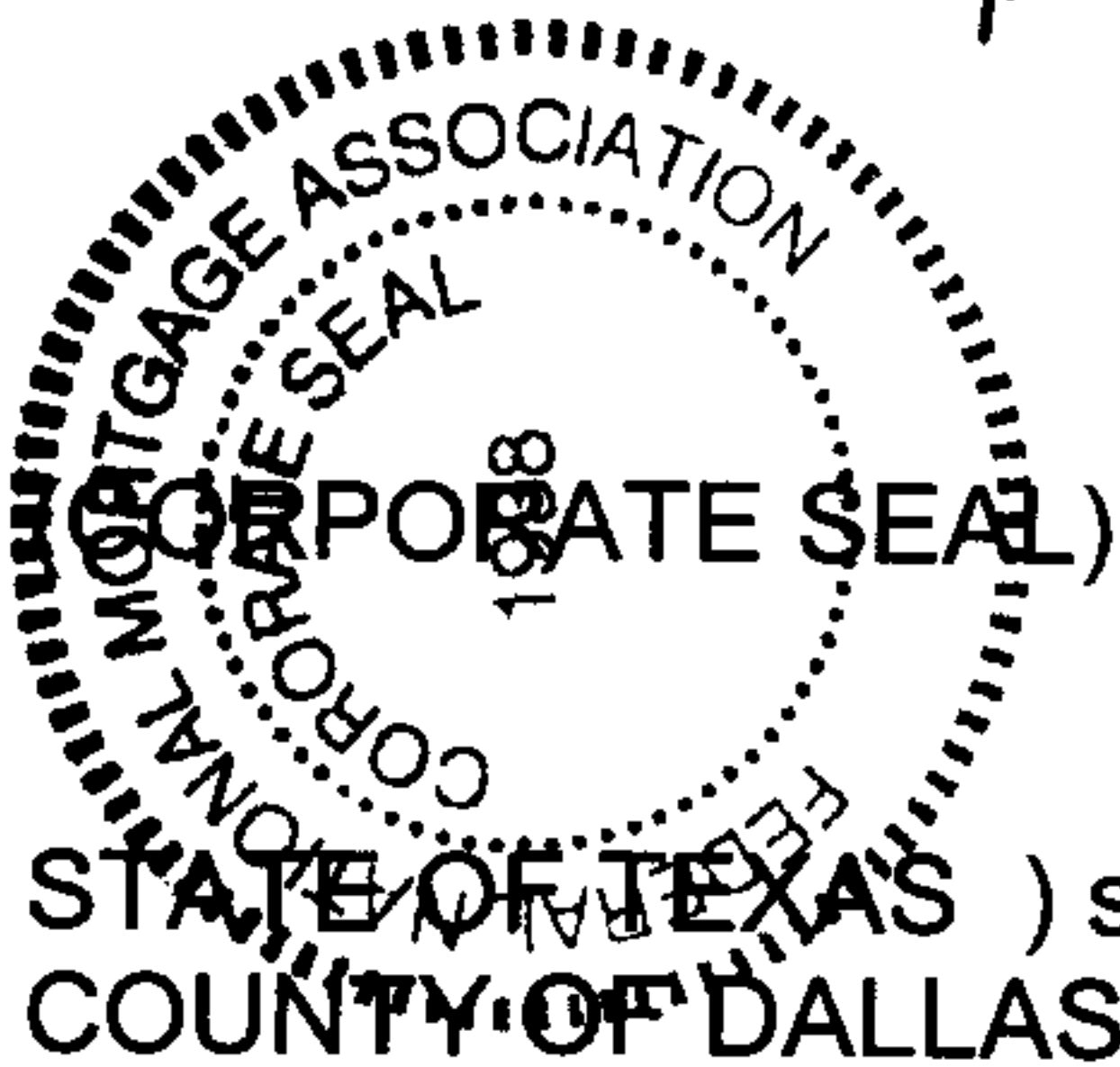
TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTee, **Richard D. August, Sr. and THEIR** assigns, forever.

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, 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

20<sup>th</sup> day of April, 2004.



FANNIE MAE A/K/A  
FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY:

**Sheryl Martin**  
Vice President

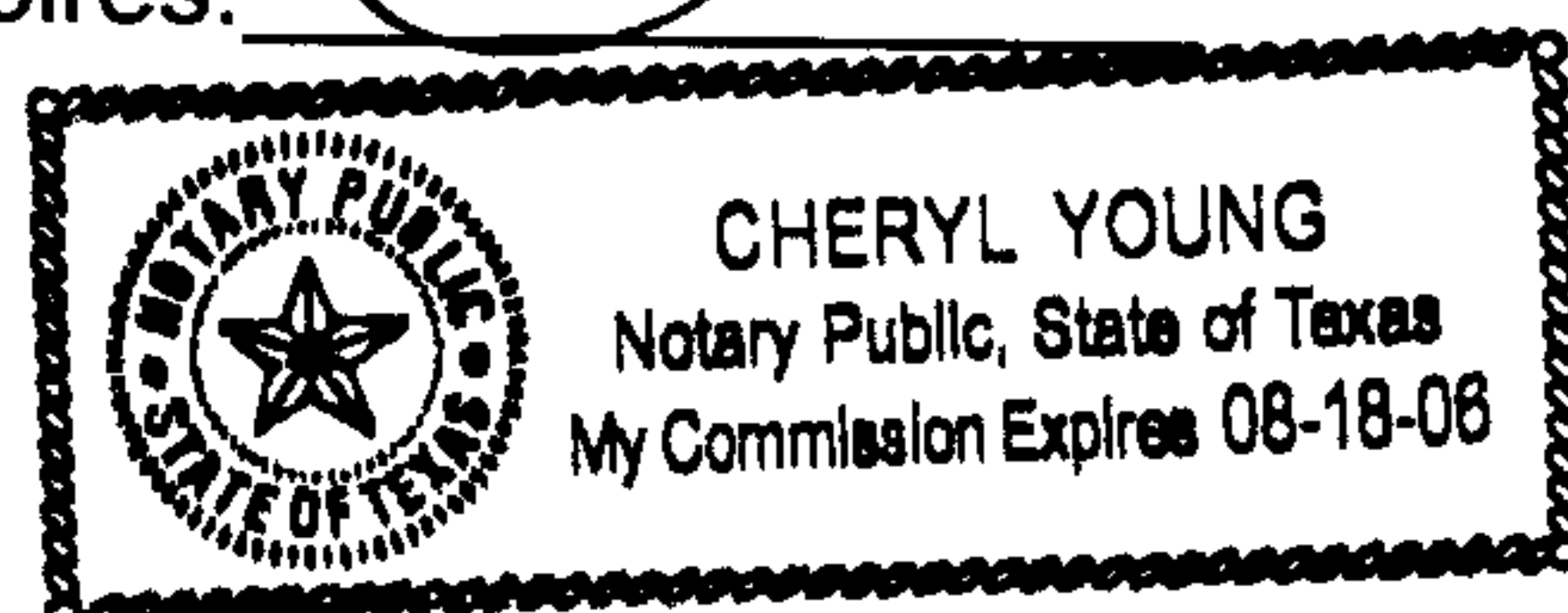
20040429000222420 Pg 1/2 29.00  
Shelby Cnty Judge of Probate, AL  
04/29/2004 09:40:00 FILED/CERTIFIED

I, CHERYL YOUNG, a Notary Public in and for the said County and State, hereby certify that **Sheryl Martin**, 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 20<sup>th</sup> Day of April, 2004.

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

**EXHIBIT "A"**  
File No.: 404369

**Lot 552, according to the Survey of Waterford Highlands Sector 1, as recorded in Map  
Book 27, Page 137, in the Probate Office of Shelby County, Alabama**