

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$257,900.00
REO No. A040793

STATE OF ALABAMA)
COUNTY OF SHELBY) ss. 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.k.a. Fannie Mae)** organized and existing under the laws of the United States of America, 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 **CLIFFORD W. TURK JR. AND DIANA J. TURK (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** of **108 CLIFF ROAD, STERRETT, ALABAMA 35147** and his/her/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 **108 CLIFF ROAD, STERRETT, ALABAMA 35147** 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, **CLIFFORD W. TURK JR. AND DIANA J. TURK (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** and his/her/their assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory 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 or imply as 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 _____ day of April, 2004.



FEDERAL NATIONAL MORTGAGE
ASSOCIATION (a.k.a. Fannie Mae) organized and
existing under the laws of the United States of America

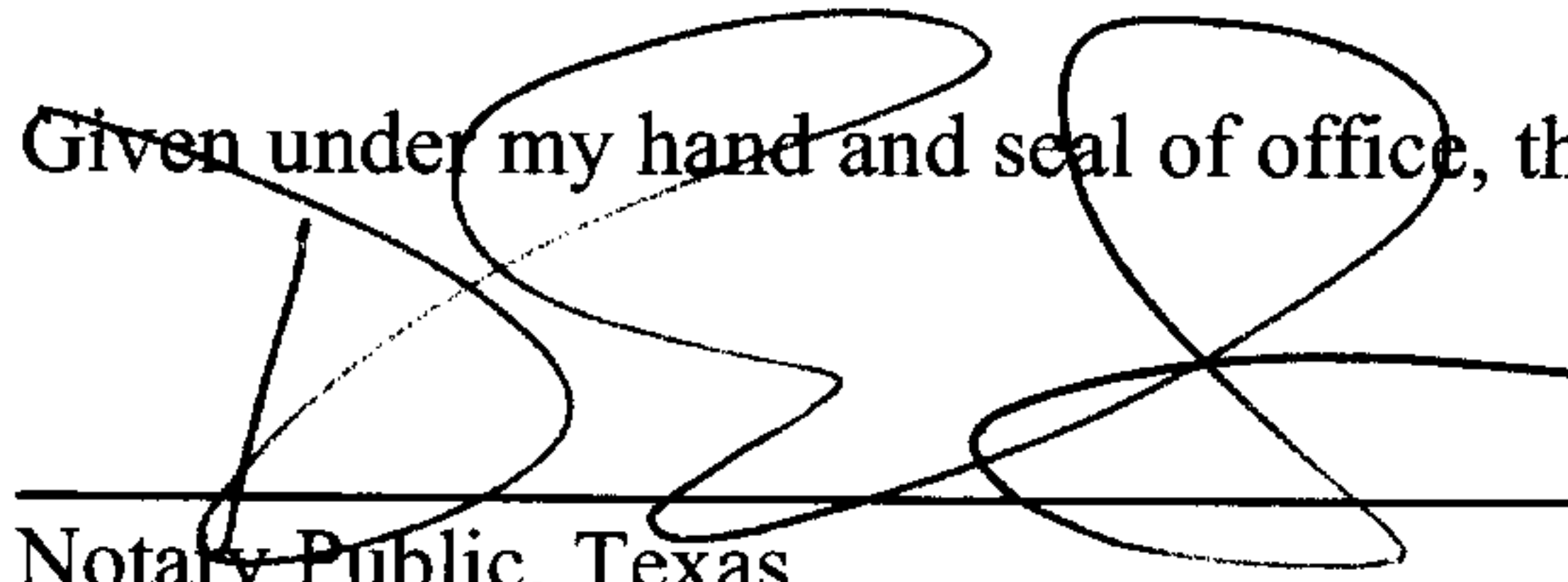
By: Heidi Jones - Vice President

\$110,000.00 of the purchase price recited above has been paid by a purchase money loan closed simultanelously herewith.

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

I, **Diane E. Sanders**, a Notary Public in and for the said County and State, hereby certify that **Heidi Jones**, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION (a.k.a. Fannie Mae) organized and existing under the laws of the United States of America, 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/she 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 the 18th day of April, 2004.



Notary Public, Texas
My Commission Expires:

→ This instrument was prepared by:
Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244



EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Clifford Road, Sterrett
dated _____, 2004

PROPERTY DESCRIPTION:

LOT 602, ACCORDING TO THE SURVEY OF FOREST PARKS, 6TH SECTOR, 2ND PHASE, AS
RECORDED IN MAP BOOK 24, PAGE 110, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.