20060818000406390 1/3 $76.00
Shelby Cnty Judge of Probate,AL
08/18/2006 02:43:48PM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $59,000.00
REO No. **A063316**

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantee, the receipt of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae)**, a corporation organized and existing under the laws of the United States of America (hereinafter called the "Grantor"),has granted, bargained and sold, and does by these presents hereby grants, bargains, sells and conveys unto **LANCE SULLIVAN** (hereinafter called "Grantee") the property commonly known as **2560 HIGHWAY 25, MONTEVALLO, AL 35115** and as more particularly described in the 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 and his/her heirs and/or assigns forever.

$ 0 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption, and to any covenants and restrictions of record and matters that an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except that 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 11 day of August, 2006.

Shelby County, AL 08/18/2006
State of Alabama

Deed Tax:$59.00

(CORPORATE SEAL)

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

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STATE OF TEXAS)
COUNTY OF DALLAS)

I, _____, 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), a corporation organized and existing under the laws of the United States of America, 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 11 day of August, 2006.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
PATRICIA MANSON
Notary Public, State of Texas
My Commission Expires 06-06-09

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

Tax Notice:
Lance Sullivan

20060818000406390 3/3 $76.00
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EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
LANCE SULLIVAN

dated August 11, 2006

PROPERTY DESCRIPTION:

A part of Lots 5, 17 and 18 of Block 2, of the Birmingham Junction Subdivision as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of the SE 1/4 of Section 8, Township 24 North, Range 12 East, run Westerly along the North boundary line of said SE 1/4 of Section 8, Township 24 North, Range 12 East, 314.44 feet, more or less, to the point of intersection of the North boundary line of the SE 1/4 of Section 8, Township 24 North, Range 12 East, and the centerline of the Southern Railroad; thence turn an angle of 54 degrees 23 minutes to the left and run Southwesterly along the centerline of said Southern Railroad for 316.86 feet; thence turn an angle of 90 degrees to the left and run Southeasterly 350.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees to the right and run Southwesterly 160.65 feet; thence turn an angle of 92 degrees 43 minutes 30 seconds to the left and run Southeasterly 135.0 feet; thence turn an angle of 94 degrees 49 minutes 30 seconds to the left and run Northeasterly 156.03 feet; thence turn an angle of 82 degrees 40 minutes 40 seconds to the left and run Northwesterly 114.35 feet to the point of beginning. Situated in Shelby County, Alabama.