

This Instrument Prepared By:  
Paul M. Kemp  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
ALF-071200050S

Send Property Tax Notice to:

1130 Ashford Lane  
Birmingham AL 35242-7801

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Sixty Seven Thousand and 00/100 Dollars (\$367,000.00) cash in hand paid to

**Federal National Mortgage Association**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Benjamin B. Nelson and Sarah L. Nelson**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**Lot 1153, according to the survey of Brook Highland, an Eddleman Community, 11th Sector, Phase II, as recorded in Map Book 22, Page 36 A & B, in the Probate Office of Shelby County, Alabama.**

**Property Address: 1130 Ashford Lane, Birmingham, AL 35242**  
**Parcel ID : 03-9-30-0-002-001.182**

Source of Title:

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Deed Book #20070821000394300.**

**~~\$293,600.00~~**

\$ of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

Shelby County, AL 07/18/2008  
State of Alabama

Deed Tax: \$73.50

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 30 day of June, 2008.

Federal National Mortgage Association

BY:

President

ATTEST:

Secretary

State of AL  
County of Jefferson

I, Dawn P. Williams, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Paul M. Kemp, Managing Attorney of Morris[Hardwick]Schneider, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

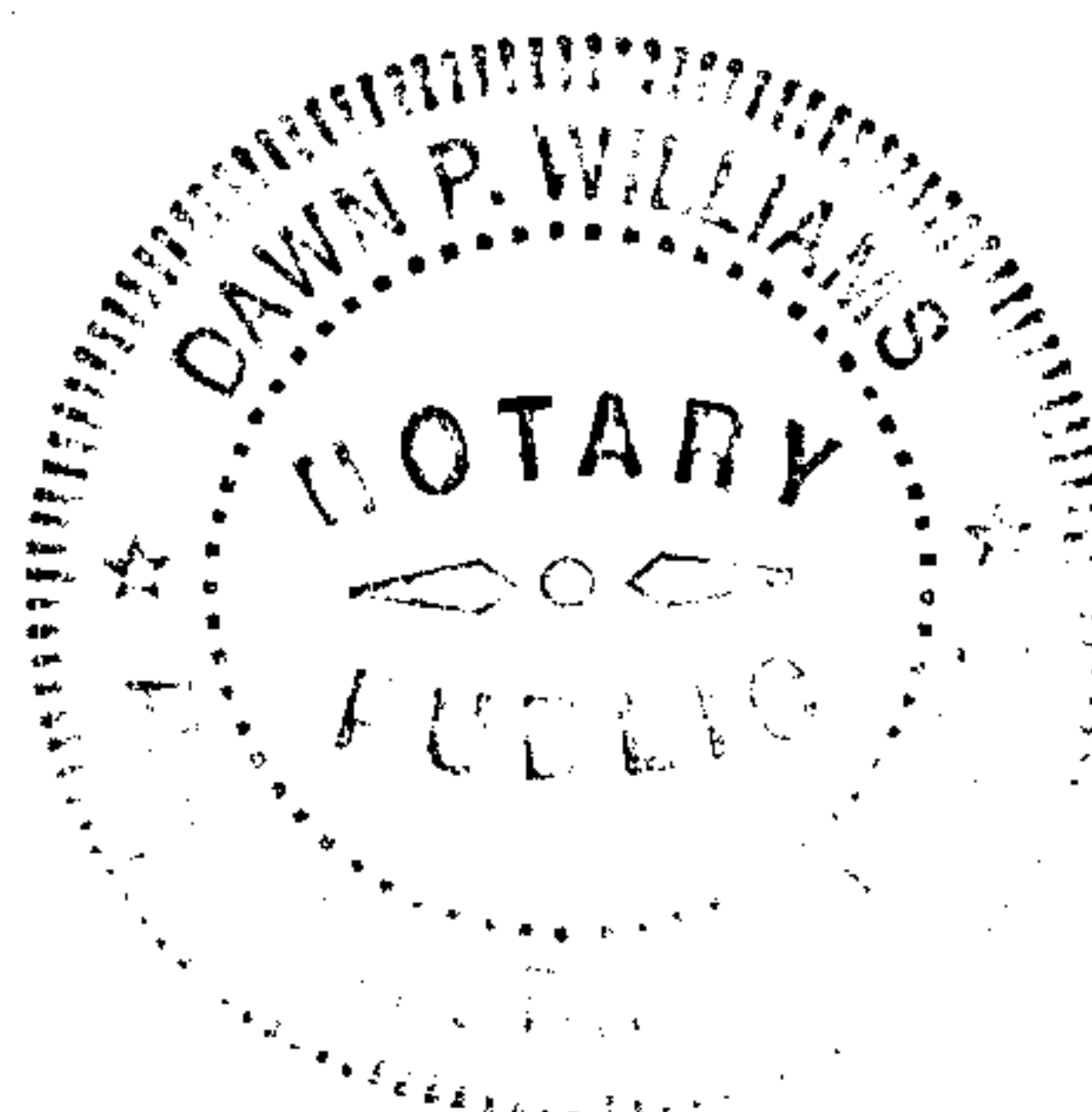
Given under my hand and official seal this 30 day of June, 2008.

Dawn P. Williams  
Notary Public

My Commission Expires: \_\_\_\_\_

Reference:

1130 Ashford Lane  
Birmingham, AL, 35242-7801  
Servicer Loan #: 0896400792



[Seal]

DAWN P. WILLIAMS AT LARGE  
NOTARY PUBLIC, STATE OF ALABAMA  
COMMISSION EXPIRES: JUNE 16, 2011