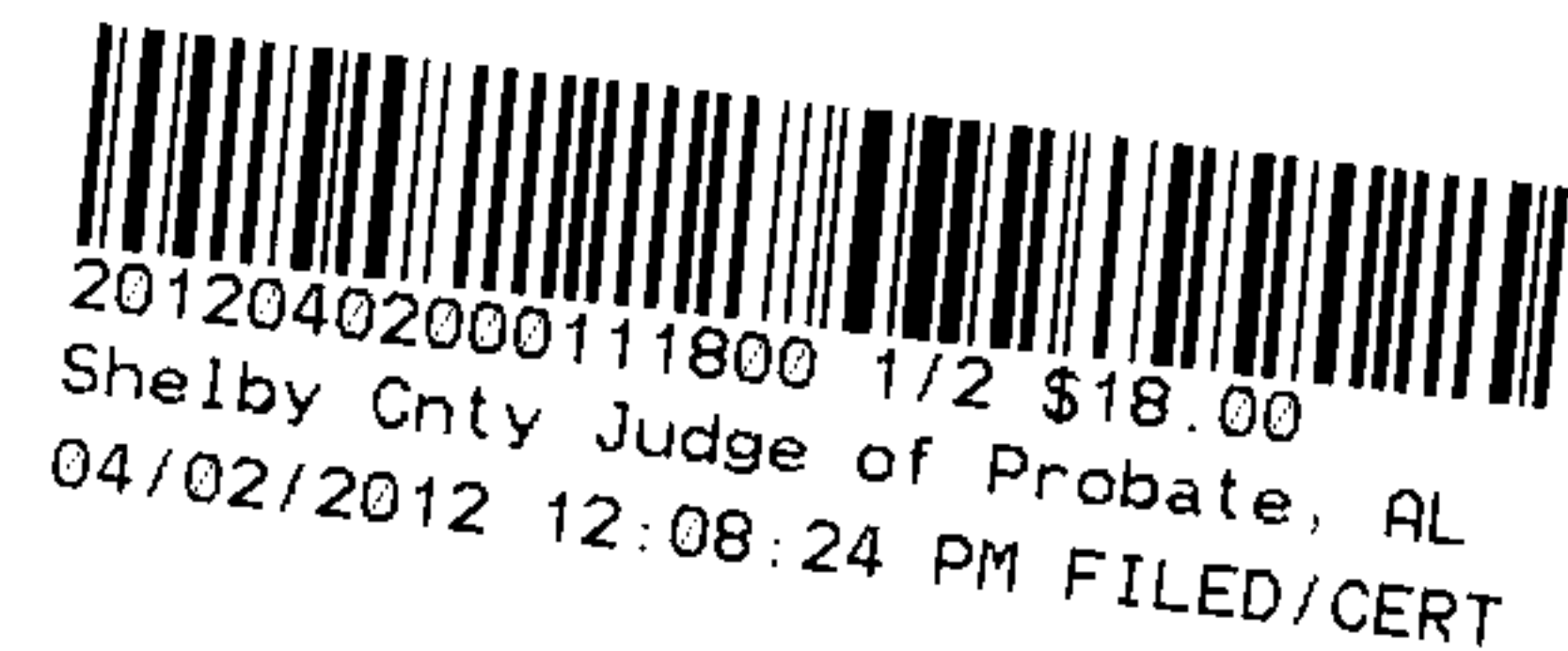


Prepared by: John Rudd  
**JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329



THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: FNM2011092976AL1  
LOAN NO: 1699635661

Source of Title Deed Instrument:  
**20120220000060390**

**SALES PRICE: \$102,500.00**  
**LOAN AMOUNT: \$ 99,901.00**

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association.**, whose principal place of business is located at 14221 Dallas Pkwy, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Darryl Barnes and Danielle Barnes** whose address is 16944 Hwy. 42, Shelby, AL 35143, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

LOT 9-A, ACCORDING TO THE SURVEY OF RESURVEY OF LOTS 8 AND 9, FAHEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 17, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Darryl Barnes and Danielle Barnes**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 28 day of March 2012

**Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama**


ATTEST:

By: *MaKisha Anderson AIF*  
TITLE:

*MaKisha S. Anderson*  
Managing Attorney

(Corporate Seal)

THE STATE OF GEORGIA  
COUNTY OF DEKALB

  
20120402000111800 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/02/2012 12:08:24 PM FILED/CERT

I, the undersigned Notary Public in and for said State and County, do hereby certify that *MaKisha Anderson* of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28<sup>th</sup> day of March, 2012

*Jolie M. Ward*  
NOTARY PUBLIC  
My Commission Expires:

Shelby County, AL 04/02/2012  
State of Alabama  
Deed Tax: \$3.00

