

1018

STATE OF ALABAMA)

) ss.

SPECIAL WARRANTY DEED

COUNTY OF SHELBY)

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 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 Craig T. Medders of Birmingham, Alabama, and their assigns (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 39, according to the Survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and Mining rights excepted.

This 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 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 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 Grantee, Craig T. Medders, and their assigns, forever.

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 3rd day of April, 1985.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By: J. H. Van House
J. H. Van House Assistant Vice President

1985 MAY 21 AM 9:42

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

JUDGE OF PROBATE

TAX 7.50
2.50
1.00
11.00

I, Cecilia E. Hencely, a Notary Public in and for said County in said State, hereby certify that J. H. Van House, whose name as Assistant 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 3rd day of April, 1985.

Cecilia E. Hencely
Notary Public, Georgia at Large
My Commission Expires:

(SEAL) Notary Public, Georgia, State at Large
My Commission Expires Feb. 28, 1988

This instrument was prepared by:

Sherman Landau (name)
100 Peachtree St., NW (address)
Atlanta, GA 30303

Larry Halcomb