

STATE OF ALABAMA)
COUNTY OF Shelby)

ss. 606 SPECIAL WARRANTY DEED

26,000.00

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 Gregory Edward and Connie Jean Franklin of * See Below, and their assigns (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

**Rt. 1 Box 455
Vincent, Alabama

The tract of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 245 feet to the point of beginning, said point being the SW corner of the Calcis Baptist Church lot; then run East, parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 105 feet; thence run to a point on the West line of said Section; thence run North along said West line a distance of 105 feet to the point of beginning. Situated in Shelby County, Alabama.

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, Gregory Edward and Connie Jean Franklin, 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 December, 1985.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

(CORPORATE SEAL)
9 3 8
STATE OF GEORGIA)
COUNTY OF FULTON)

I, Doretha Fullard, 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 December, 1985.

Doretha Fullard
Notary Public, Georgia at Shelby Co.
My Commission Expires: I CERTIFY THIS INSTRUMENT WAS FILED
(SEAL) Notary Public, Fulton County, Georgia
1986 JAN 10 AM 10:18

This instrument was prepared by:

Sherman Landau (name)
100 Peachtree Street, NW (address)
Atlanta, Georgia 30303

Deed THX 26.00
Rec 2.50
Tied 1.00
29.50

Bill and Sandra
223 No. Norton Ave