

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Colonial Mortgage Company, a Corporation, organized and existing under the laws of the State of Alabama, (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Federal National Mortgage Association, its successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

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From the NE corner of the SE 1/4 of the SE 1/4 Section 4, Township 20 South, Range 1 West, run West along the North Boundary of said 1/4-1/4 a distance of 516.00 feet; thence, left 114 degrees 25 minutes a distance of 50.00 feet; thence, right 114 degrees 25 minutes a distance of 38.19 feet to the point of beginning; thence, continue a distance of 171.81 feet; thence, left 114 degrees 25 minutes a distance of 160.00 feet; thence, left 65 degrees 35 minutes a distance of 171.81 feet; thence left 114 degrees 25 minutes a distance of 160.00 feet to the point of beginning. According to the survey of Evander E. Peavy, Registered Land Surveyor, #6169 dated May 4, 1985, 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 Federal National Mortgage Association, its successors and assigns, forever.

IN WITNESS WHEREOF, Colonial Mortgage Company, a Corporation, has caused this conveyance to be executed in its name by its undersigned officers, this 8th day of March, 1990.

ATTEST:

COLONIAL MORTGAGE COMPANY

BY: 
Elizabeth D. Berte
Assistant Secretary

BY: 
Carol B. Hickman
Vice President

✓
WEBB, CRUMPTON, MCGREGOR,
SASSER, DAVIS & ALLEY
ATTORNEYS & COUNSELLORS AT LAW
ONE COMMERCE STREET SUITE 700
POST OFFICE BOX 808
MONTGOMERY, ALABAMA 36101-0238

THE STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

I, the undersigned authority, a notary public in and for said County in said State, hereby certify that Carol D. Hickman, and Elizabeth D. Berte whose names as Vice President and Assistant Secretary of Colonial Mortgage Company, a Corporation, 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 the 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 and seal of office this the 8th day of March, 1990.

S E A L

Marilyn D. Witherspoon-Mooney
Notary Public Marilyn Witherspoon-Mooney

My Commission Expires 8/21/91

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 29 PM 2:43

William H. Witherspoon, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	7.00
6. Certified Fee	\$	—
Total	\$	15.00

THIS DOCUMENT PREPARED BY:
ROBERT B. CRUMPTON, JR.
Webb, Crumpton, McGregor, Sasser, Davis & Alley
P O Box 238
Montgomery, Alabama 36101-0238