

consideration  
\$113,500.00

1624

SEND TAX NOTICE TO:

STEVEN M. MCCARDEL  
5373 HARVEST RIDGE LANE  
BIRMINGHAM, AL 35242

Revised 1/06/87  
AL (Conventional)

REO No. 911324

STATE OF ALABAMA ) ss.  
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 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 Lynda L. McCardel and Steven M. McCardel of 5373 Harvest Ridge, Birmingham, Alabama, and their assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

Lot 70, according to the Survey of MEADOW BROOK, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, Lynda L. McCardel and Steven M. McCardel, and their assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

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 and under the Grantor.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

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 day of September 25, 1991.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: J. Ellis Dykes, Vice President

(CORPORATE SEAL)

STATE OF GEORGIA) ss.  
COUNTY OF FULTON)

I, Susan E. Bergsman, a Notary Public in and for the said County and State, hereby certify that J. Ellis Dykes, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United State, 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 24th day of September, 1991.

Susan E. Bergsman  
Notary Public, Georgia at Large  
My Commission Expires:

(SEAL)

Notary Public, Fulton County, Georgia  
My Commission Expires May 15, 1995

This instrument was prepared by:  
Susan E. Bergsman  
c/o Fannie Mae  
950 E. Paces Ferry Rd.  
Atlanta, Georgia 30326-1161

1. Deed Tax \$113.50  
2. Mfg. Tax \$  
3. Recording Fee \$2.50  
4. Indexing Fee \$3.50  
5. No Tax Fee \$  
6. Certified Fee \$1.00  
Total \$120.50

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

91 NOV 26 PM 4:28

CLERK OF PROBATE