

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 Clarence E. Dean and Carol Ann Dean of 1346 SW 3rd Court, Alabaster, Alabama, and their assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

The property is commonly known as 1346 SW 3rd Court, Alabaster, Alabama, and is more particularly described on Exhibit A ~~attached hereto~~ and made a part hereof by this reference.
shown below

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, Clarence E. Dean and Carol Ann Dean, 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 14th day of May, 1993.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

Michael L. Puckett, Vice President

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 Michael L. Puckett, 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 14th day of May, 1993.

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

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

(SEAL)

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

EXHIBIT A

Lot 29, according to the Survey of Kenton, Brant, Nickerson Subdivision, as recorded in Map Book 5, page 53, in the Probate Office of Shelby County, Alabama.

SEND TAX NOTICE TO: Clarence E. Dean
1564 Panorama Drive
Birmingham, AL 35216
Inst # 1993-18477

06/24/1993-18477
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 66.50