

Revised 1/02/92
AL (Conventional)

VALUE: 15,500.00

REO No. 940471

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 George A. Nix of Route One Kelly Hill Road, Harpersville, 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 Route One Kelly Hill Road, Harpersville, Alabama, and is more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, George A. Nix, 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 24th day of May, 1994.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By:

Michael L. Puckett, Vice President

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

I, Connie D. Childs, 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 24th day of May, 1994.

Connie D. Childs

Notary Public, Georgia at Large
My Commission Expires:

(SEAL)

Notary Public, Georgia, State at large
My Commission Expires April 12, 1995

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

Inst # 1994-20385

06/28/1994-20385
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 26.50

Porterfield

Inst # 1994-20385

EXHIBIT "A"

THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW1/4 OF SAID SECTION 34; THENCE RUN ALONG THE EAST LINE OF SAID QUARTER-QUARTER ON A BEARING OF NORTH 1 DEGREE 15 MINUTES WEST A DISTANCE OF 1,330.5 FEET TO A POINT; THENCE 89 DEGREES 45 MINUTES LEFT RUN A DISTANCE OF 1,225.6 FEET TO A POINT; THENCE 92 DEGREES 05 MINUTES TO THE RIGHT RUN A DISTANCE OF 230.0 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KYMULGA ROAD; THENCE 102 DEGREES 10 MINUTES TO THE RIGHT RUN A DISTANCE OF 143.5 FEET TO A POINT; THENCE 78 DEGREES 40 MINUTES TO THE RIGHT RUN A DISTANCE OF 70.0 FEET TO A POINT; THENCE 86 DEGREES 05 MINUTES TO THE RIGHT RUN A DISTANCE OF 140.0 FEET TO A POINT; THENCE 86 DEGREES 30 MINUTES TO THE RIGHT RUN A DISTANCE OF 90.0 FEET TO THE POINT OF BEGINNING. SITUATED IN THE TOWN OF HARPERSVILLE, SHELBY COUNTY, ALABAMA.

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