

STATE OF ALABAMA ) ss.  
COUNTY OF SHELBY )

SPECIAL WARRANTY DEED

\*\* -One Hundred Thirty Four Thousand and 00/100---(\$134,000.00)\*

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 Stephen A. Moe of 4938 Indian Valley Drive, Birmingham, 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 4938 Indian Valley Drive, Birmingham, Alabama, and is more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

\*\*\$107,200.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, Stephen A. Moe, 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 22nd day of December, 1994.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: Mary Wolff  
Mary Wolff, 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 Mary Wolff, 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 22nd day of December, 1994.

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 Road  
Atlanta, Ga 30326-1161

Inst # 1995-01245

01/17/1995-01245  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 38.00

Inst # 1995-01245

EXHIBIT "A"

Lot 3, Block 2, according to the Survey of Indian Valley Fourth Sector, as recorded in Map Book 5, page 99, in the Probate Office of Shelby County, Alabama.

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