

STATE OF ALABAMA ) ss.  
COUNTY OF SHELBY )

SPECIAL WARRANTY DEED

129,000<sup>00</sup>

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 Donald W. Langner and Melanie D. Langner of 18670 River Road, Shelby, 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 18670 River Road, Shelby, 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, Donald W. Langner and Melanie D. Langner, 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 17th day of October, 1995.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By:

Norman E. Branch, Vice President

STATE OF GEORGIA) ss.  
COUNTY OF FULTON)

I, Barbara A. Evans, a Notary Public in and for the said County and State, hereby certify that Norman E. Branch, 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 17th day of October, 1995.

Barbara A. Evans

Notary Public, Georgia at Large  
My Commission Expires:

(SEAL)

Notary Public, DeKalb County, Georgia  
My Commission Expires Jan. 22, 1999

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

Inst # 1995-31968

11/06/1995-31968  
11:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DEB BNA 17:50

**Exhibit "A"**

Lot 2-A, according to the Map of 1986 Addition to Shelby Shores, as recorded in Map Book 10 page 51 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1995-31968

11/06/1995-31968  
11:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 17.50