

CONSIDERATION: \$52,000.00

Revised 1/02/92
AL (Conventional)

REO No. A992390

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 **PERRY L. MILLER AND ERLINE GREENE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 **2095 OLD HIGHWAY 280** **CHELSEA, AL 35043** 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, **PERRY L. MILLER AND ERLINE GREENE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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.

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 **23RD** day of **JULY**, 1999.

(CORPORATE SEAL)

STATE OF TEXAS) ss.
COUNTY OF DALLAS)



FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: *[Signature]*
TERESA M. FOLEY Vice President

I, **Deborah Komperda**, a Notary Public in and for the said County and State, hereby certify that **TERESA M. FOLEY**, whose name as Vice President of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United States, 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 **23RD** Day of **JULY**, 1999.

[Signature]
Notary Public, Texas
My Commission Expires

(SEAL)



This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assoc
13455 Noel Road, Suite 600
Dallas, TX 75240-5003

Inst # 1999-31700

07/29/1999-31700
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 14.00

EXHIBIT A
attached to and made a part of Special Warranty Deed
from Federal National Mortgage Association
to Perry L. Miller and Erline Greene
dated July 23, 1999

PROPERTY DESCRIPTION:

A tract of land situated in the West ½ of the NW 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, and described as follows: Commence at the point of intersection of the West line of Section 25 and the Southerly right of way line of Old U. S. Highway No. 280; thence Northeast along said right of way line a distance of 539.9 feet to the point of beginning; thence continue along said right of way line 157.43 feet; thence Southerly and parallel to the West line of Section 25, 515.08 feet, more or less, to a point; thence in a Westerly direction and parallel to the South line of the Southwest 1/4 of the Northwest 1/4 of Section 25, a distance of 149.58 feet, more or less; thence in a Northerly direction and parallel to the West line of Section 25, a distance of 466 feet to the point of beginning; being situated in Shelby County, Alabama.

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