

This instrument was prepared by:
Keith C. Kantack, Esquire
Sirote & Permutt, P.C.
P.O. Drawer 4539
Montgomery, Alabama 36102

Mortgagor: Charles C. Ebert, Jr. and Catherine M. Ebert
Ref. No.: 263371

Inst # 2000-04872

.....
SPECIAL WARRANTY DEED

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

)

COUNTY OF SHELBY

)

That Colonial Bank, a corporation organized and existing under the laws of the State of Alabama, whose principal place of business is located at 32 Commerce Street, Montgomery, Alabama 36103, hereinafter called Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, a Texas corporation, whose address is 13455 Noel Road, Suite 600, 2 Galleria Tower, Dallas, TX 75240, hereinafter referred to as Grantee, and its successors and assigns, as their interests may appear, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Shady Hills, as recorded in Map Book 16, Page 83 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and its successors and assigns forever, Grantor hereby covenants with the said Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and its successors and assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

02/16/2000-04872
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

IN WITNESS WHEREOF, the said Colonial Bank, a corporation organized and existing under the laws of the State of Alabama, has caused these presents to be executed in its name by its Vice President this the 10 day of February, 2000.

Colonial Bank
an Alabama corporation

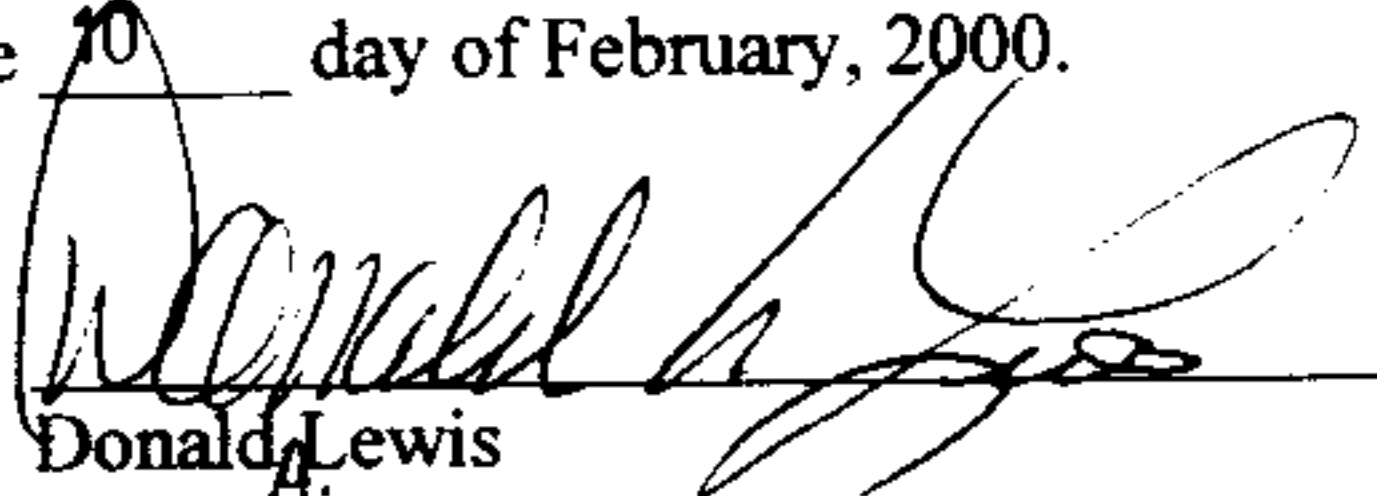
BY: 

Tyrone Smith
As Its Vice-President

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tyrone Smith, whose name as Vice President of Colonial Bank, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, and with full authority, he/she executed the same for and as the act of said Corporation, on the day the same bears date.

GIVEN under my hand official seal, this the 10 day of February, 2000.


Donald Lewis
Notary Public
My Commission Expires 9/2002

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