

CONSIDERATION: \$86,500.00

Revised 1/02/92  
AL (Conventional)

REC No. A993921

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 conveyed by these presents GRANT, bargain, sell and convey unto ROBERT JACKSON, JR. 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 116 SHADY HILLS CIRCLE, CALERA, AL 35040 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, ROBERT JACKSON, JR. 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 **25<sup>th</sup>** day of **February, 2000.**

(CORPORATE SEAL)

STATE OF TEXAS ) ss.  
COUNTY OF DALLAS )

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Tony Fortner  
Tony Fortner Vice President

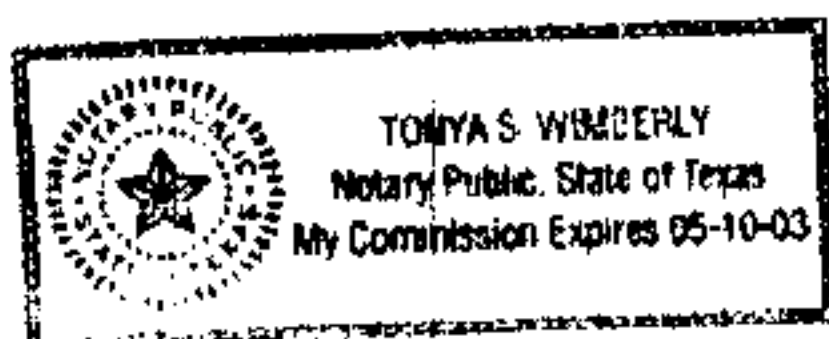
I, Tonya S. Wimberly, a Notary Public in and for the said County and State, hereby certify that Tony Fortner, whose name as Vice President of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United States, is signed to the foregoing conveyance, and 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 **25<sup>th</sup>** day of **February, 2000.**

Tonya S. Wimberly  
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 # 2000-06554

03/02/2000-06554

09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MWS 12.00

EXHIBIT A  
attached to and made a part of Special Warranty Deed  
from Federal National Mortgage Association  
to Robert Jackson, Jr.  
dated February 25, 2000

PROPERTY DESCRIPTION:

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.

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03/02/2000-06554  
09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 KMS 12.00