

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$83,000.00
REO No. A011432

STATE OF ALABAMA)
COUNTY OF **SHELBY**) ss. **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.k.a. Fannie Mae)** organized and existing under the laws of the United States of America, 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 **RONEY J. DESORMEAUX** of 180 Spring Water Lane, Columbiana, AL 35051 and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in **SHELBY** County, State of Alabama, described as follows, to-wit:

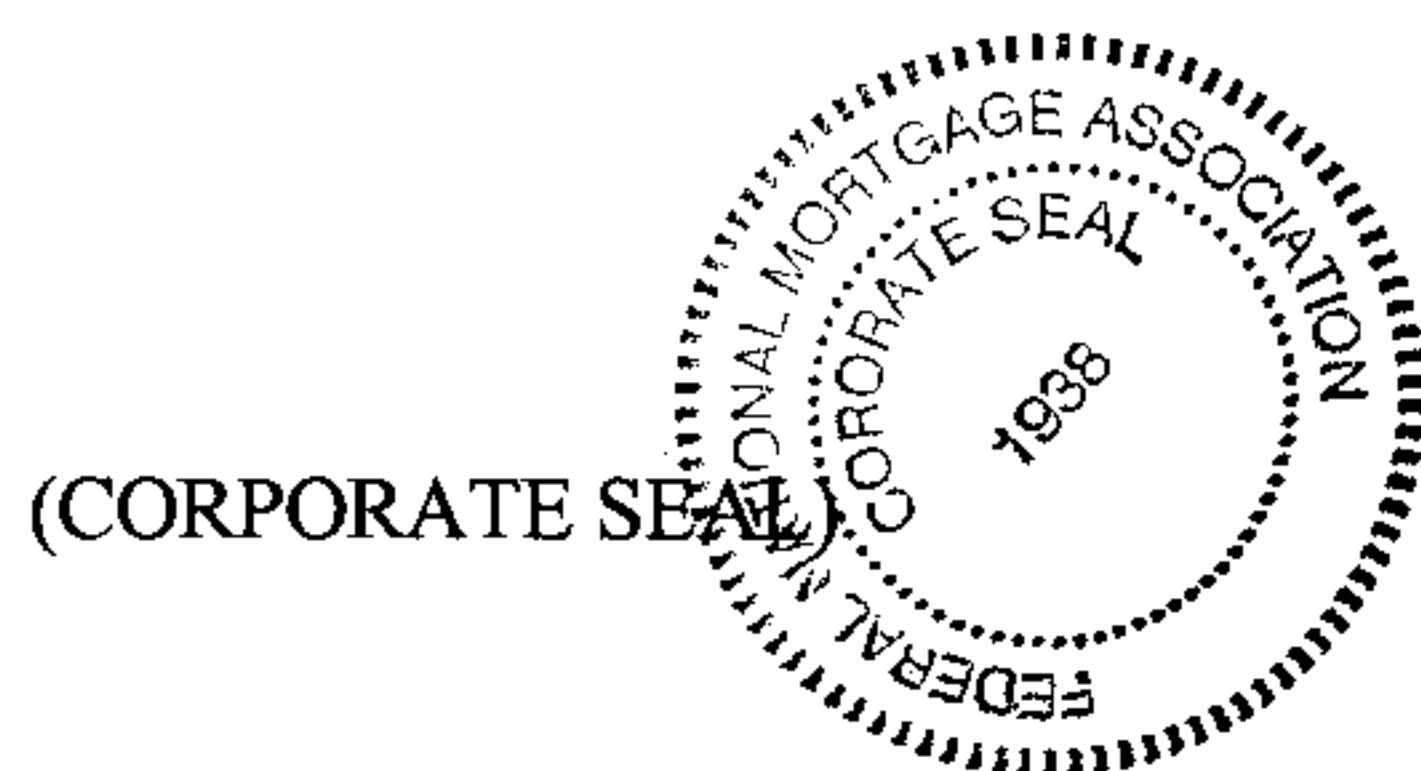
The property is commonly known as 180 SPRING WATER LANE, COLUMBIANA, AL 35051 and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **RONEY J. DESORMEAUX** and his/her/their assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory 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 or imply as 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 25th day of June, 2001.



FEDERAL NATIONAL MORTGAGE
ASSOCIATION (a.k.a. Fannie Mae) organized and
existing under the laws of the United States of America

By: 
Tony Fortner - Vice President

Inst # 2001-27485

07/03/2001-27485

11:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MB 47.00

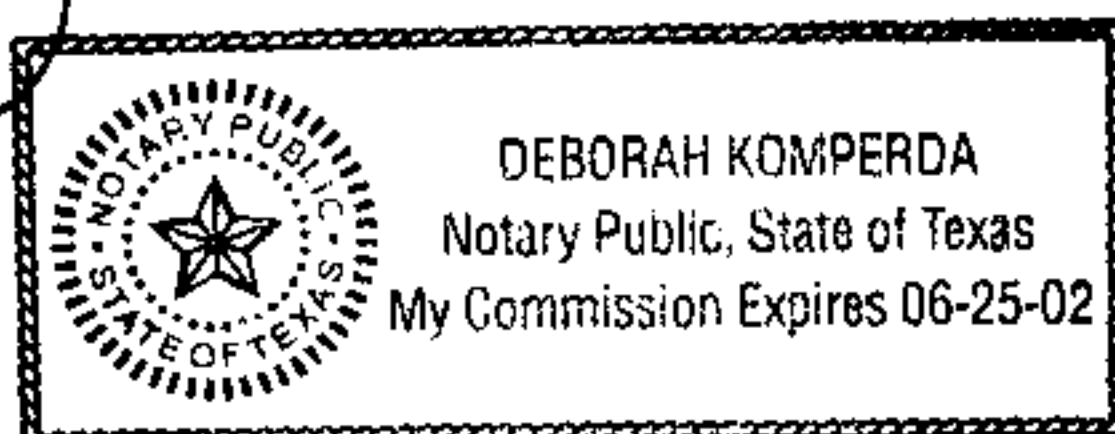
STATE OF TEXAS)
COUNTY OF DALLAS) ss.

I, Deborah Komperda, 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.k.a. Fannie Mae) organized and existing under the laws of the United States of America, 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/she 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 the 25th day of June, 2001.



Notary Public, Texas
My Commission Expires:



This instrument was prepared by:
Scott J. Humphrey, L.L.C.
3825 Lorna Road, Suite 202
Hoover, Alabama 35244

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Roney J. Desormeaux
dated June 25, 2001

PROPERTY DESCRIPTION:

Lot 1, according to the Survey of Joseph Subdivision, a Family Subdivision, as recorded in Map Book 23, Page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a 30 foot easement for ingress and egress and utilities, lying West of a line beginning at the SW corner of the heretofore described lot and running South along the prolongation of the West boundary of said lot a distance of 295.71 feet to a point; from this point, being the point of beginning of the centerline of a 60 foot easement for ingress and egress and utilities, continue along said course along said easement centerline a distance of 332.54 feet; thence turn 20 deg. 50 min. 51 sec. right and continue along said easement centerline a distance of 383.24 feet; thence turn 67 deg. 03 min. 10 sec. right and run 341.21 feet along said easement centerline; thence turn 16 deg. 32 min. 13 sec. left and run 210.74 feet along said easement centerline; thence turn 17 deg. 40 min. 19 sec. right and run 632.39 feet along said easement centerline to a point of termination on the East boundary of Shelby County Highway #47.

Inst # 2001-27485

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