

MORTGAGOR: DUJANOVIC  
MAI LOAN # 31071008

SPECIAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the undersigned grantor, **MORTGAGEAMERICA, INC.** a corporation, does grant, bargain, sell and convey unto **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama to-wit:

**Lot 19, according to the Survey of Whitestone Townhomes Phase One, as recorded in Map Book 20, page 125, in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD**, the above described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and assigns, forever.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** by and between the parties hereto that this conveyance is subject to any outstanding right of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the Grantor, and all persons claiming by, through or under it.

**IN WITNESS WHEREOF**, **MORTGAGEAMERICA, INC.**, a corporation, has caused this conveyance to be executed by Patricia A. Copeland, its Vice President, who is thereunto duly authorized, on this the 28<sup>TH</sup> day of January, 2002.

**MORTGAGEAMERICA, INC.**

BY: Patricia A. Copeland  
Its Vice President

ATTEST: Karen Shuts  
Document Officer

STATE OF Alabama )  
COUNTY OF Jefferson )

I, Lakivia White, a Notary Public in and for said County in said State, hereby certify that Patricia A. Copeland, whose name as Vice President of **MORTGAGEAMERICA, INC.**, a corporation, 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 said conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as said Officer.

Given under my hand this the 28<sup>TH</sup> day of January, 2002.



Notary Public Lakivia White  
My Commission Expires: **MY COMMISSION EXPIRES**  
**OCTOBER 16, 2002**

**THIS INSTRUMENT PREPARED BY:**  
**W. L. Longshore, Jr.**  
**Longshore, Buck & Longshore, P.C.**  
**The Longshore Building**  
**2009 Second Avenue North**  
**Birmingham, Alabama 35203-3703**

Inst # 2002-13807

03/25/2002-13807  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 12.00

Inst # 2002-13807