

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$130,000.00
REO No. A013823

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 **DONALD M. TYLER and MARY B. TYLER (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** of **204 SUNRISE COURT, ALABASTER, ALABAMA 35007** and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in **SHELBY** County, State of Alabama, described as follows, to-wit:

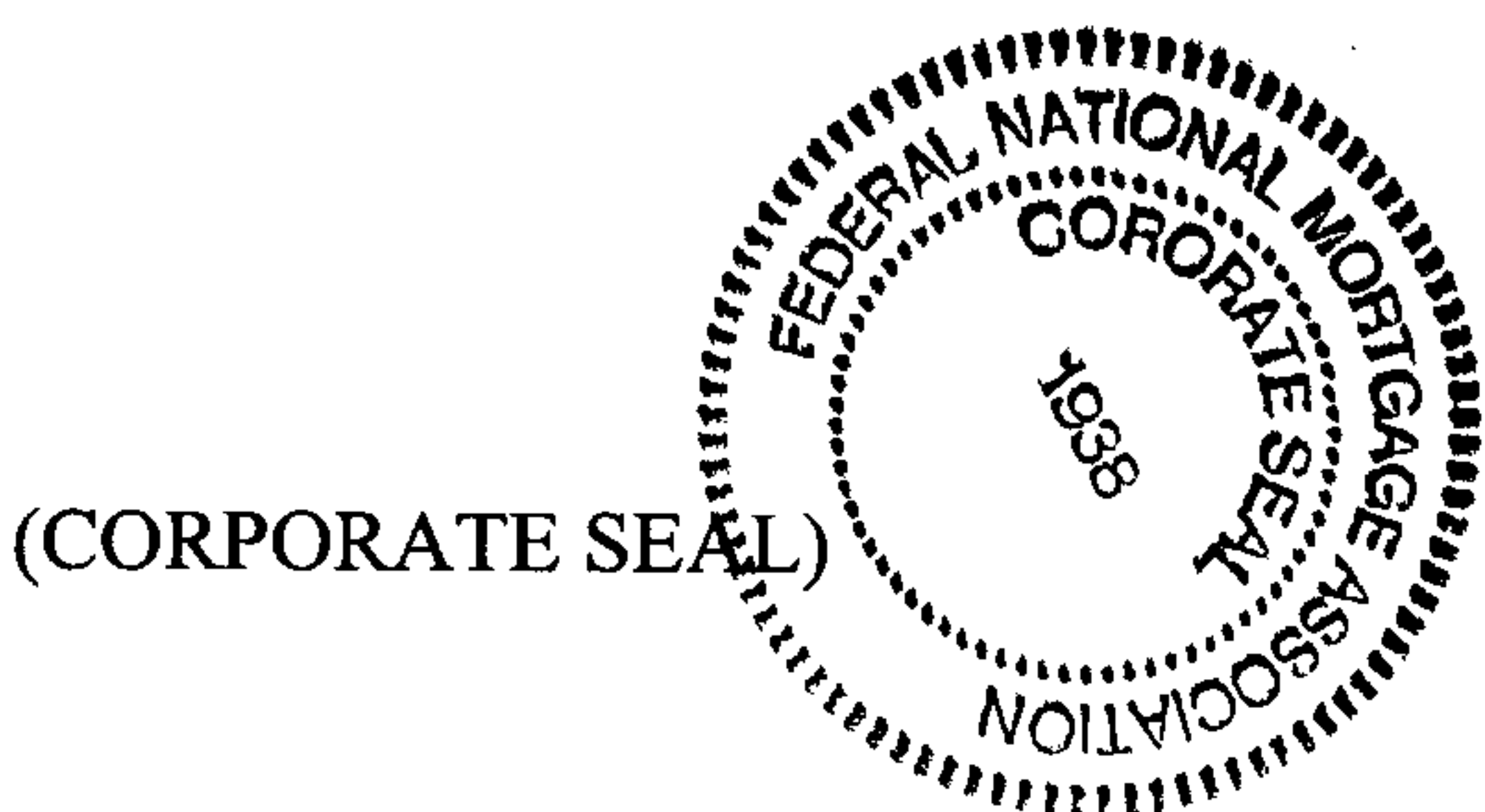
The property is commonly known as **204 SUNRISE COURT, ALABASTER, ALABAMA 35007** and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **DONALD M. TYLER and MARY B. TYLER (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** 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.

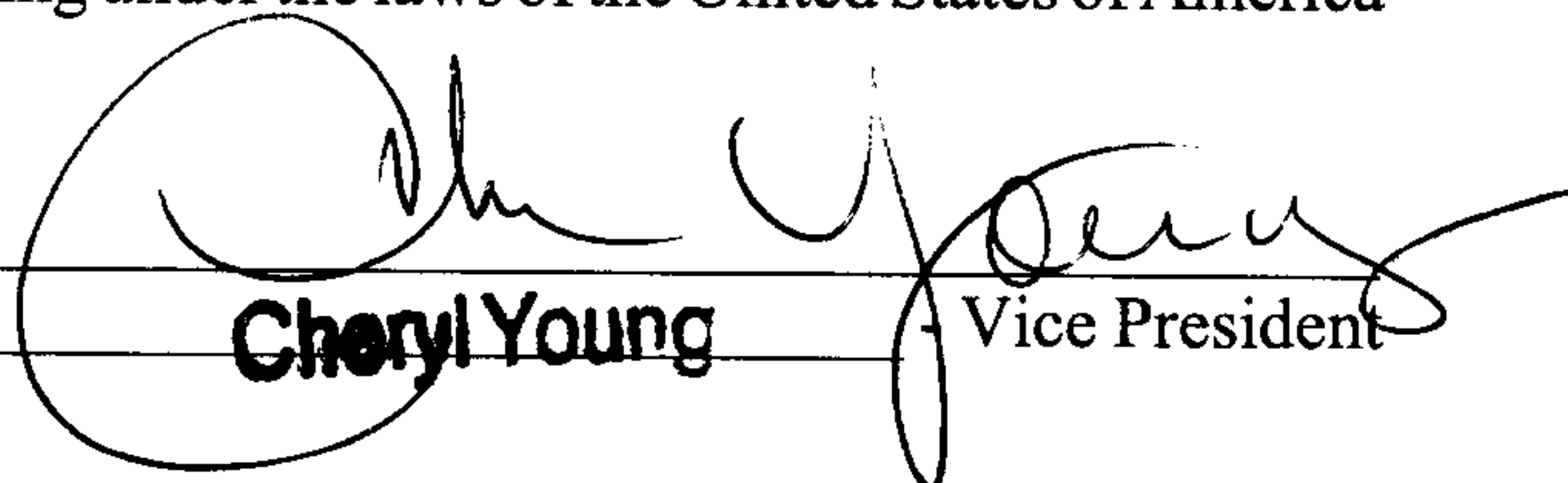
No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the Grantor.

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 30 day of august, ~~2001~~ 2002



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

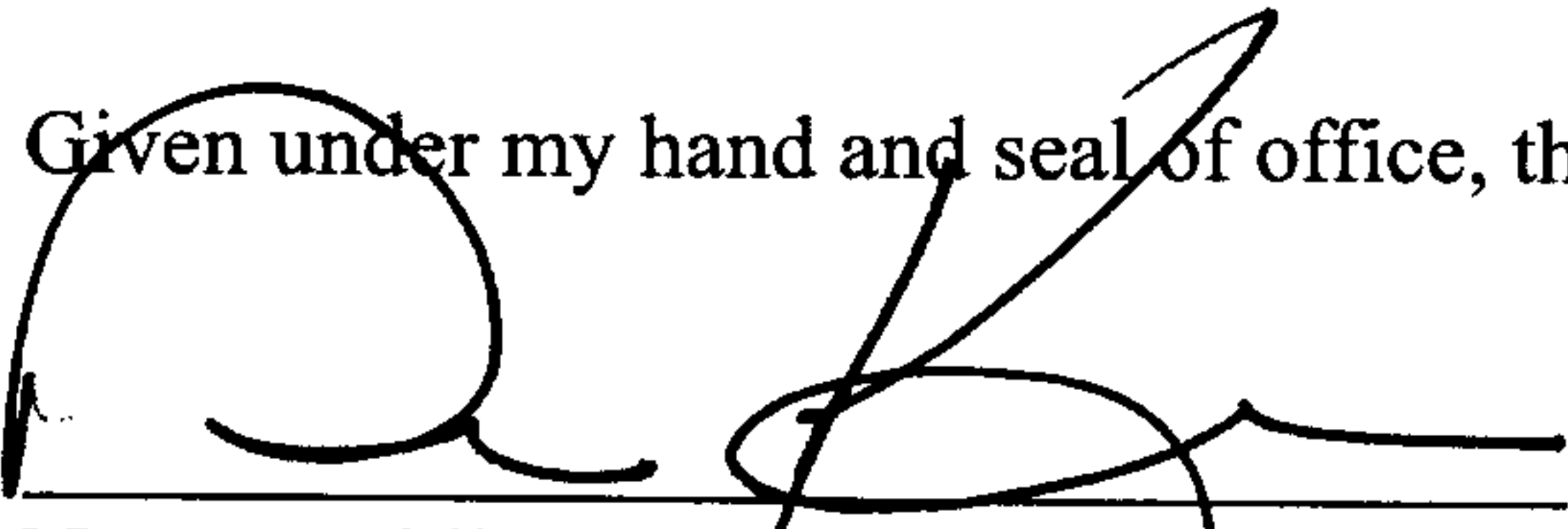
By:


Cheryl Young Vice President

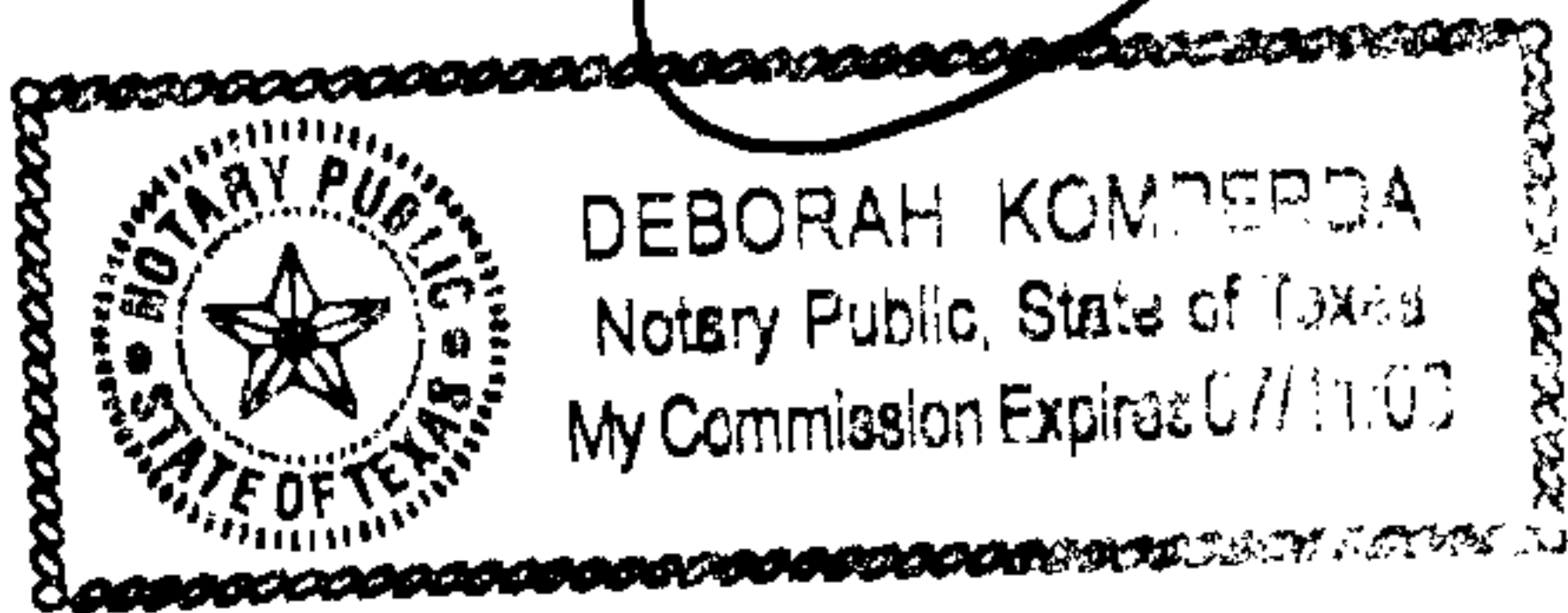
STATE OF TEXAS)
COUNTY OF DALLAS) ss.

I, _____, a Notary Public in and for the said County and State, hereby certify that _____, 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 30 day of AUGUST, ~~2001~~. 2002



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
Donald M. Tyler and Mary B. Tyler
dated AUGUST 30, ~~2001~~ 2002

PROPERTY DESCRIPTION:

Situated in the County of Shelby, State of Alabama, and being further described as: Lot 98, according to the Survey of Stagecoach Trace, Sector 1, as recorded in Map Book 25, Page 24A, 24B & 24C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.