

Revised 1/02/92  
AL (Conventional)

Consideration of \$107,500.00  
REO No. **A025060**

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 **HAROLD RIDGEWAY** 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 **1591 COUNTY ROAD 39, CHELSEA, AL 35043** and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

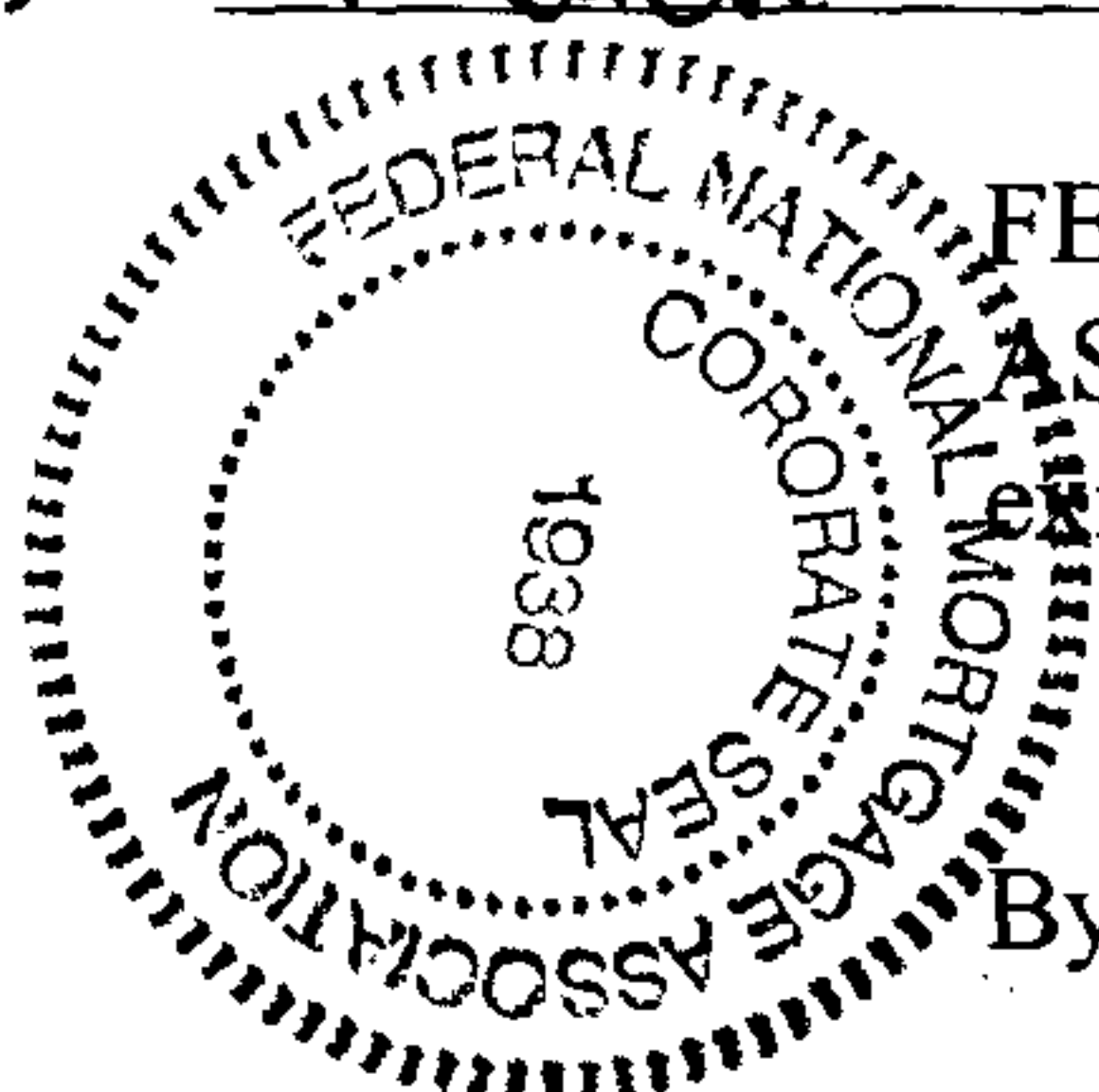
TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **HAROLD RIDGEWAY** and his/her/their assigns, forever.

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 14<sup>th</sup> day of March, 2003.

(CORPORATE SEAL)



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

By: Patricia Manso - Vice President

STATE OF TEXAS ) ss.

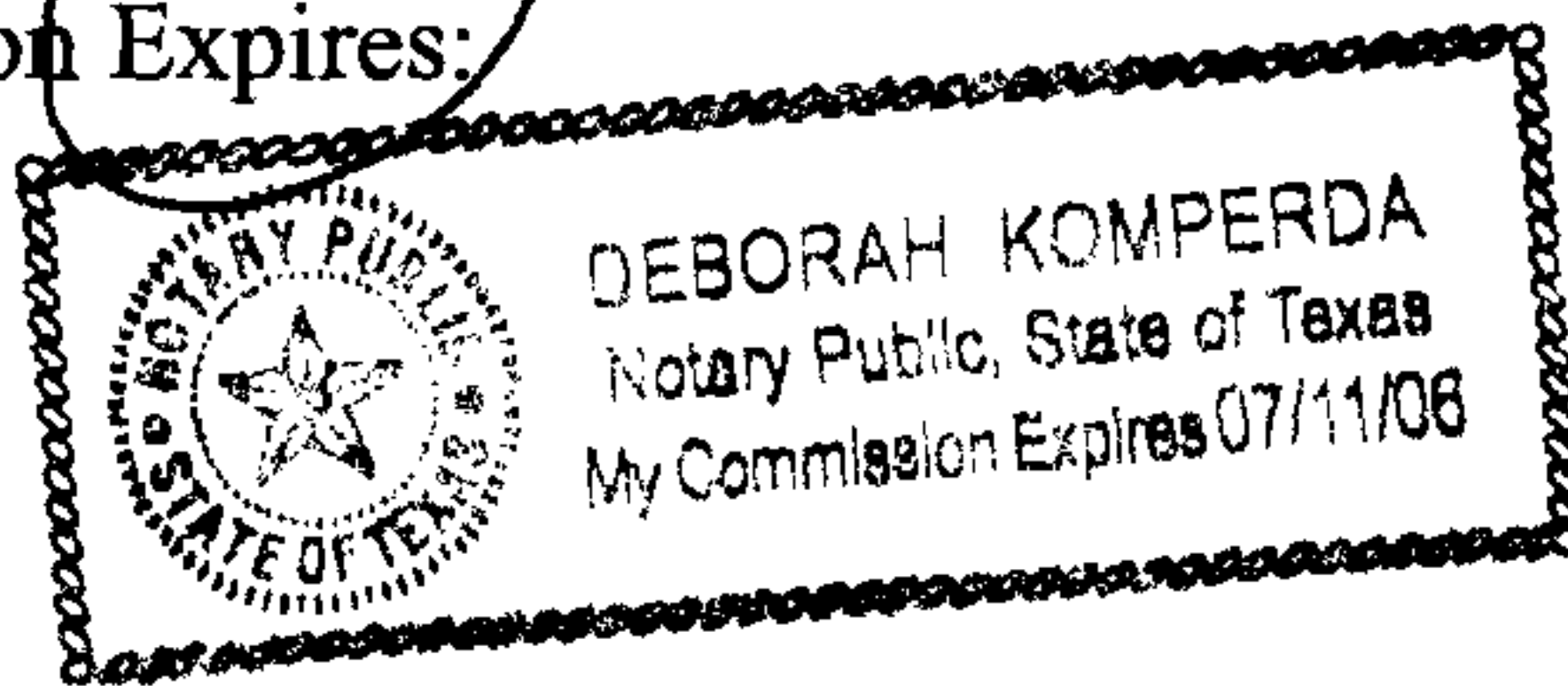
COUNTY OF DALLAS )

I, Deborah Komperda, a Notary Public in and for the said County and State, hereby certify that Patricia Manson, 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 14<sup>th</sup> day of March, 2003.

  
Notary Public, Texas

My Commission Expires:



This instrument was prepared by:

Scott J. Humphrey, L.L.C.

3829 Lorna Road, Suite 312

Hoover, Alabama 35244

EXHIBIT A

attached to and made a part of Special Warranty Deed  
Federal National Mortgage Association  
to

dated MARCH 14, 2003

PROPERTY DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE PROCEED NORTH ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 498.28 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING. THENCE TURN A FIELD ANGLE OF 88 DEG 45' TO THE LEFT AND PROCEED A DISTANCE OF 297.88 FEET TO AN IRON PIN; THENCE TURN AN INTERIOR ANGLE OF 72 DEG 21' 40" TO THE RIGHT AND RUN A DISTANCE OF 532.21 FEET TO AN IRON PIN; THENCE TURN AN INTERIOR ANGLE OF 169 DEG 30' 31" TO THE RIGHT AND PROCEED A DISTANCE OF 208.80 FEET TO AN IRON PIN LOCATED ON THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 39; THENCE TURN AN INTERIOR ANGLE OF 88 DEG 53' 22" TO THE RIGHT AND PROCEED ALONG THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 39 A DISTANCE OF 56.61 FEET TO AN IRON PIN; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD #39 A DISTANCE OF 262.81 FEET TO AN IRON PIN LOCATED IN A CONCORNER (Southwest) thence Northerly along the Easterly line of said 17<sup>th</sup> Way Southwest 350 feet to the point of beginning; from Southwest 50 feet; thence Easterly and parallel with the Southerly line of said 1/4 - 1/4 section 150 feet, thence Southerly and parallel with 17<sup>th</sup> Way 50 feet, thence Westerly and parallel with said 1/4 - 1/4 section line 150 feet to the point of beginning.