

Revised 1/02/92  
AL (Conventional)

CONSIDERATION: \$119,900.00  
REO No. A031171

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 **JAMES D. NICHOLS AND LISA R. NICHOLS (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** of **75 SUMMIT 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:

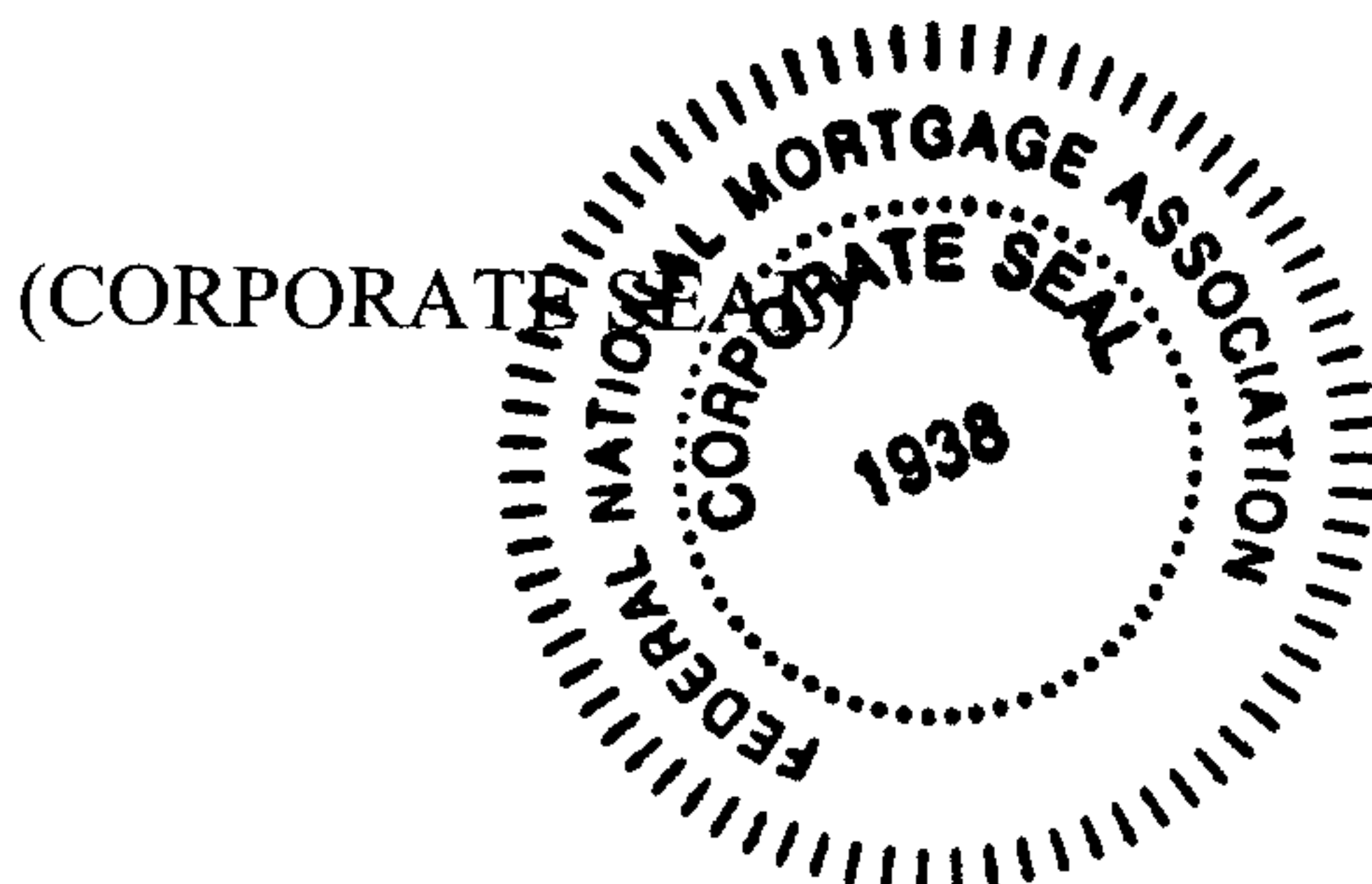
The property is commonly known as **75 SUMMIT LANE, COLUMBIANA, AL 35051** and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **JAMES D. NICHOLS AND LISA R. NICHOLS (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 9<sup>th</sup> day of June, 2003.



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

By: Shatene Green - Vice President

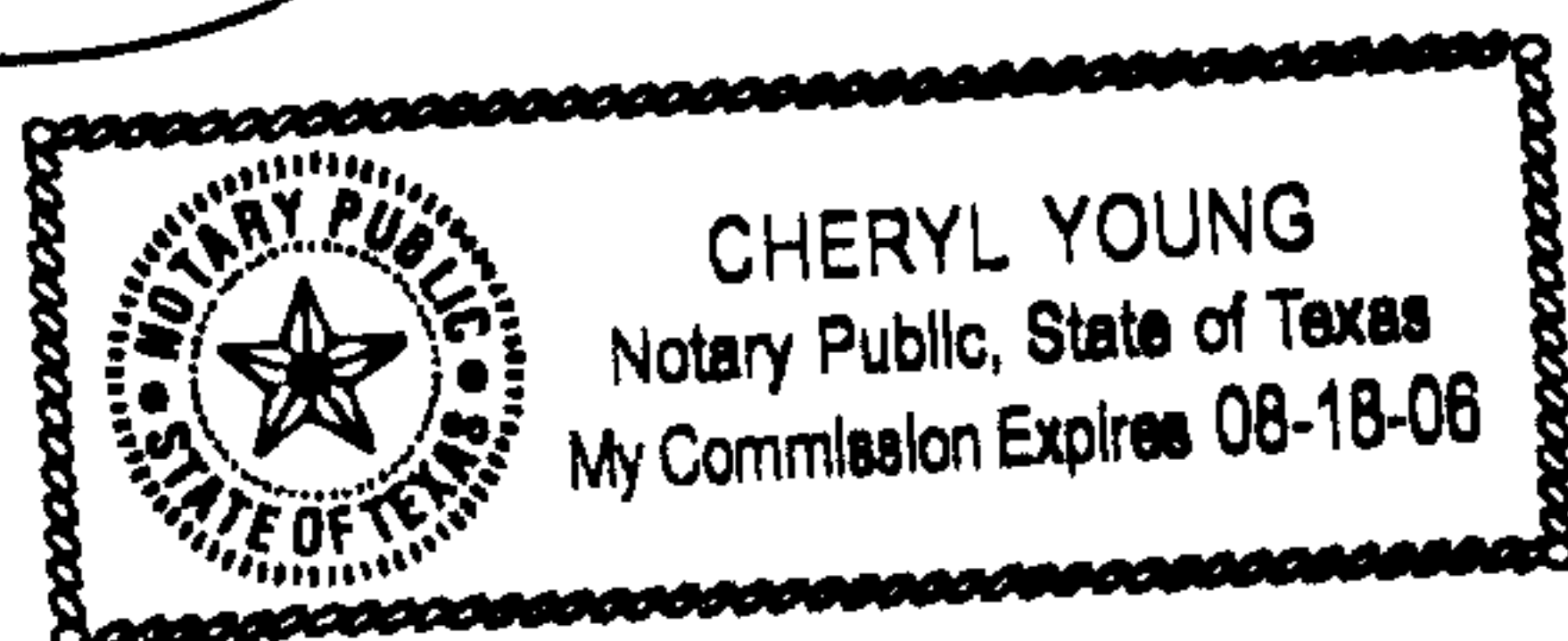
STATE OF TEXAS ) ss.

COUNTY OF DALLAS )

I, Cheryl Young, a Notary Public in and for the said County and State, hereby certify that Shalene Green, 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 9<sup>th</sup> day of June, 2003.

  
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

JAMES D. NICHOLS AND LISA R. NICHOLS

dated June 9, 2003

PROPERTY DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4 1/4 LINE A DISTANCE OF 317.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 244.28 FEET; THENCE TURN AN ANGLE OF 99 DEGREES 05 MINUTES 47 SECONDS RIGHT AND RUN A DISTANCE OF 217.85 FEET; THENCE TURN AN ANGLE OF 63 DEGREES 30 MINUTES 38 SECONDS RIGHT AND RUN A DISTANCE OF 116.97 FEET; THENCE TURN AN ANGLE OF 85 DEGREES 57 MINUTES 04 SECONDS RIGHT AND RUN A DISTANCE OF 268.68 FEET TO THE POINT OF BEGINNING.