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Shelby Cnty Judge of Probate, AL  
08/22/2003 08:15:00 FILED/CERTIFIED

Revised 1/02/92  
AL (Conventional)

REO No. **A023553**

STATE OF ALABAMA ) ss.  
) Joint Tennants

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the GRANTee herein, the receipt of which is hereby acknowledged, the undersigned **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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 **BRIAN K. HIGGINBOTHAM AND NANCY M. HIGGINBOTHAM, HUSBAND AND WIFE** AND THEIR assigns, (hereinafter called "GRANTee") as joint tenants with right of survivorship, the following described property situated in **SHELBY** County, State of Alabama, described as follows, to-wit:

The property is commonly known AS **2229 PUP RUN, HELENA, ALABAMA** and is more particularly described as follows:

**LOT 13, BLOCK C, ACCORDING TO THE AMENDED MAP OF FOX HAVEN FIRST SECTOR, RECORDED IN MAP BOOK 7, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTee, **BRIAN K. HIGGINBOTHAM AND NANCY M. HIGGINBOTHAM, HUSBAND AND WIFE** and THEIR assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding 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 as or imply 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 and signed by its undersigned officer, and its corporate seal affixed, this 27<sup>th</sup> day of JULY, 2003.

(CORPORATE SEAL)

STATE OF TEXAS ) ss.  
COUNTY OF DALLAS )

FANNIE MAE A/K/A  
FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: \_\_\_\_\_

**Donna Ghassemi**  
**Vice President**

I, Shalene G. Carley, a Notary Public in and for the said County and State, hereby certify that Donna Ghassemi, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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, 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 in office, this 27<sup>th</sup> Day of July, 2003.

Notary Public, Texas

My Commission Expires: \_\_\_\_\_

(SEAL)

This instrument was prepared by:  
Office of Regional Counsel  
Federal National Mortgage Assoc  
13455 Noel Road, Suite 600  
Dallas, TX 75240-5003

Purchase Price \$107,000.00  
\$82,000.00 of purchase price  
paid by mortgage filed  
simultaneously with deed.

*Shelby Co. & Title*