

Revised 1/02/92
AL (Conventional)

STATE OF ALABAMA

COUNTY OF SHELBY

Consideration of \$126,000.00
REO No. A031750

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 KEVIN E. HENDERSON 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 <u>109 KENTWOOD TRAIL</u>, <u>ALABASTER</u>, <u>AL 35007</u> 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, **KEVIN E. HENDERSON** 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 _______, day of _________, 2003.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION (a k a Fannie Mae) organi

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

(CORPORATE SEAL)

Tony Fortner - Vice President

STATE OF TEXAS) ss.	
COUNTY OF DALLAS)	
I, Deborah Komperda, a Notary Public in and for the said County and State,	
	se name as Vice President of FEDERAL
NATIONAL MORTGAGE ASSOCIATION (a.k.a. Fani	nie Mae) organized and existing under the
laws of the United States of America, a corporation orga	anized 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	ne conveyance, he/she as such officer and
with full authority, executed the same voluntarily for an	d as the act of said corporation.
11th	
Given under my hand and seal of office, this the day of <u>august</u> , 2003.	
	This instrument was prepared by:
Notary Public, Texas	Scott J. Humphrey, L.L.C.
My Commission Expires:	3829 Lorna Road, Suite 312
STATE OF THE LAND TO BE A STATE OF THE PARTY	Hoover, Alabama 35244
DEBORAH KOMPERDA Notary Public, State of Texas	
My Commission Expires 07/11/08	

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

dated AUGUST 22, 2003

PROPERTY DESCRIPTION:

R 4 1 A

Lot 114, according to the Survey of Kentwood Third Addition Phase One, as recorded in Map Book 19, page 26, in the Probate Office of Shelby County, Alabama.