

Revised 1/02/92
AL (Conventional)

REO No. **A034350**

STATE OF ALABAMA) ss.
COUNTY OF SHELBY)
\$117,000.00

SPECIAL WARRANTY DEED
Joint Tennants

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 **RUSSELL L. ROBINSON AND MARTHA L. ROBINSON 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 **3726 HIGHWAY 77, COLUMBIANA, ALABAMA** and is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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, **RUSSELL L. ROBINSON AND MARTHA L. ROBINSON** 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 in its name by its undersigned officer, and its corporate seal affixed, this 20th day of October, 2003.

(CORPORATE SEAL)

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

FANNIE MAE A/K/A
FEDERAL NATIONAL MORTGAGE ASSOCIATION

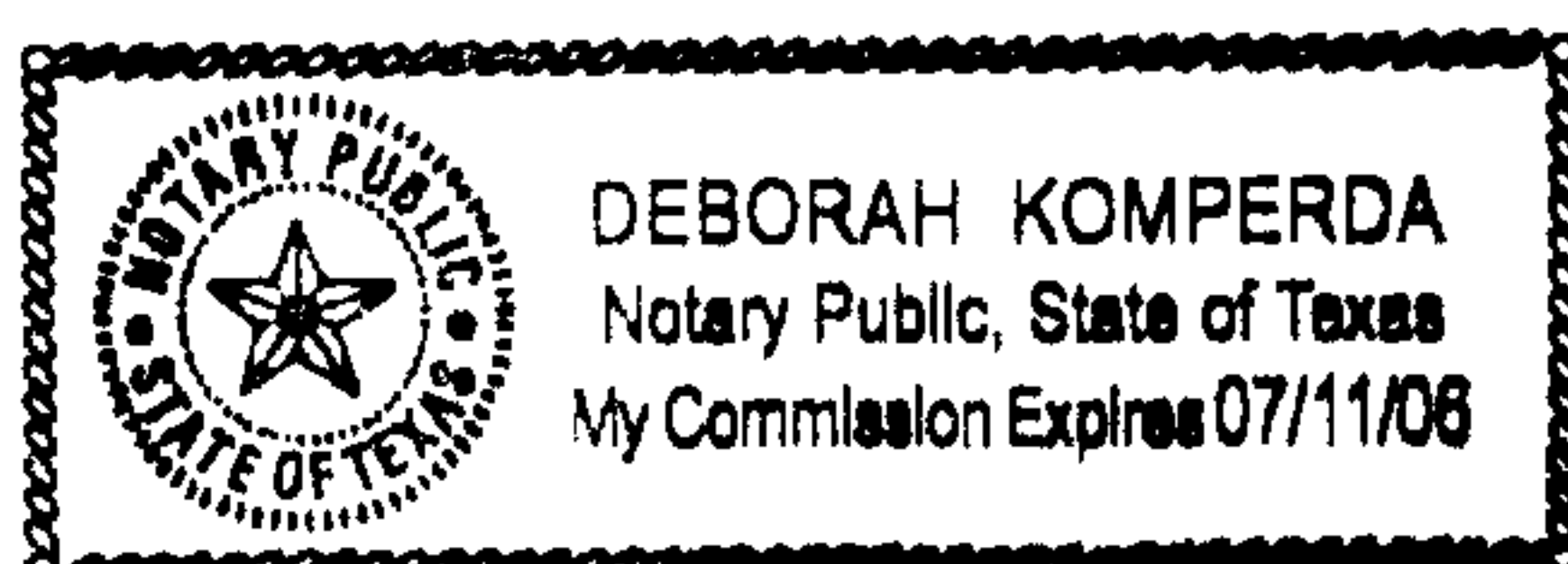
By: Shalene G. Earley
Vice-President

I, Deborah Komperda, a Notary Public in and for the said County and State, hereby certify that Shalene G. Earley, 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 of office, this 20th Day of October, 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

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF SAID 1/4-1/4 SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 170.0 FEET; THENCE TURN LEFT 90 DEGREES, 44 MINUTES, 30 SECONDS A DISTANCE OF 174.62 FEET TO THE CENTERLINE OF A GRAVEL DRIVE; THENCE TURN LEFT 83 DEGREES, 55 MINUTES, 20 SECONDS ALONG SAID CENTERLINE A DISTANCE OF 170.95 FEET TO THE WEST LINE OF SAID 1/4-1/4 LINE A DISTANCE OF 190.52 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART LYING WITHIN THE HIGHWAY RIGHT OF WAY.