

INVESTOR NUMBER: 1678160004

GMAC MORTGAGE CORPORATION LOAN NUMBER: 307233161

MORTGAGOR(S): DAVID ERIC BOULER II AND DEBBIE H. BOULER

THIS INSTRUMENT PREPARED BY:

Heather H. Renfro
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL. 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **GMAC Mortgage Corporation**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:


Lot 368, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **GMAC Mortgage Corporation**, a corporation, has caused this conveyance to be executed by Dave Cunningham, its Limited Signing Officer, who is duly authorized, on the 16 day of February, 2004.

GMAC Mortgage Corporation

By: 
Dave Cunningham
Its Limited Signing Officer

[AFFIX SEAL]


20040505000236540 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
05/05/2004 12:59:00 FILED/CERTIFIED

STATE OF Pennsylvania)

COUNTY OF Montgomery)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Dave Cunningham, whose name as Limited Signing Officer of GMAC Mortgage Corporation, a corporation, 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 official seal this the 16th day of February, 2004.


NOTARY PUBLIC

My Commission Expires:

Notarial Seal
William L. Watson, Notary Public
Horsham Twp., Montgomery County
My Commission Expires July 12, 2004
Member, Pennsylvania Association of Notaries