

404513

Revised 1/02/92

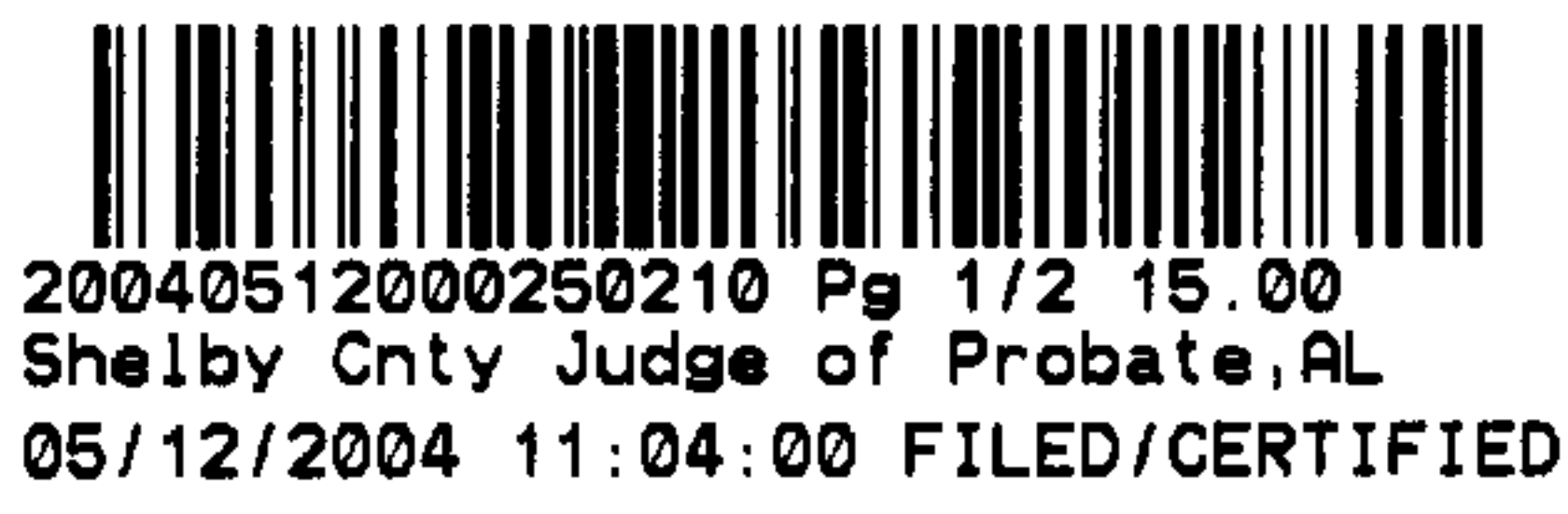
SEND TAX NOTICE TO:

AL (Conventional)

REO No. **A041921**

STATE OF ALABAMA ) ss.  
COUNTY OF **Shelby** )

**SPECIAL WARRANTY DE**



FOR VALUABLE CONSIDERATION of the sum of **One Hundred Twenty Thousand and No/100'S (\$120,000.00)** DOLLARS, and other valuable considerations 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 **Nathan C. Jones and Emily K. Johnston** AND THEIR assigns, (hereinafter called "GRANTee"), the following described property situated in **Shelby** County, State of Alabama, described as follows, to-wit:

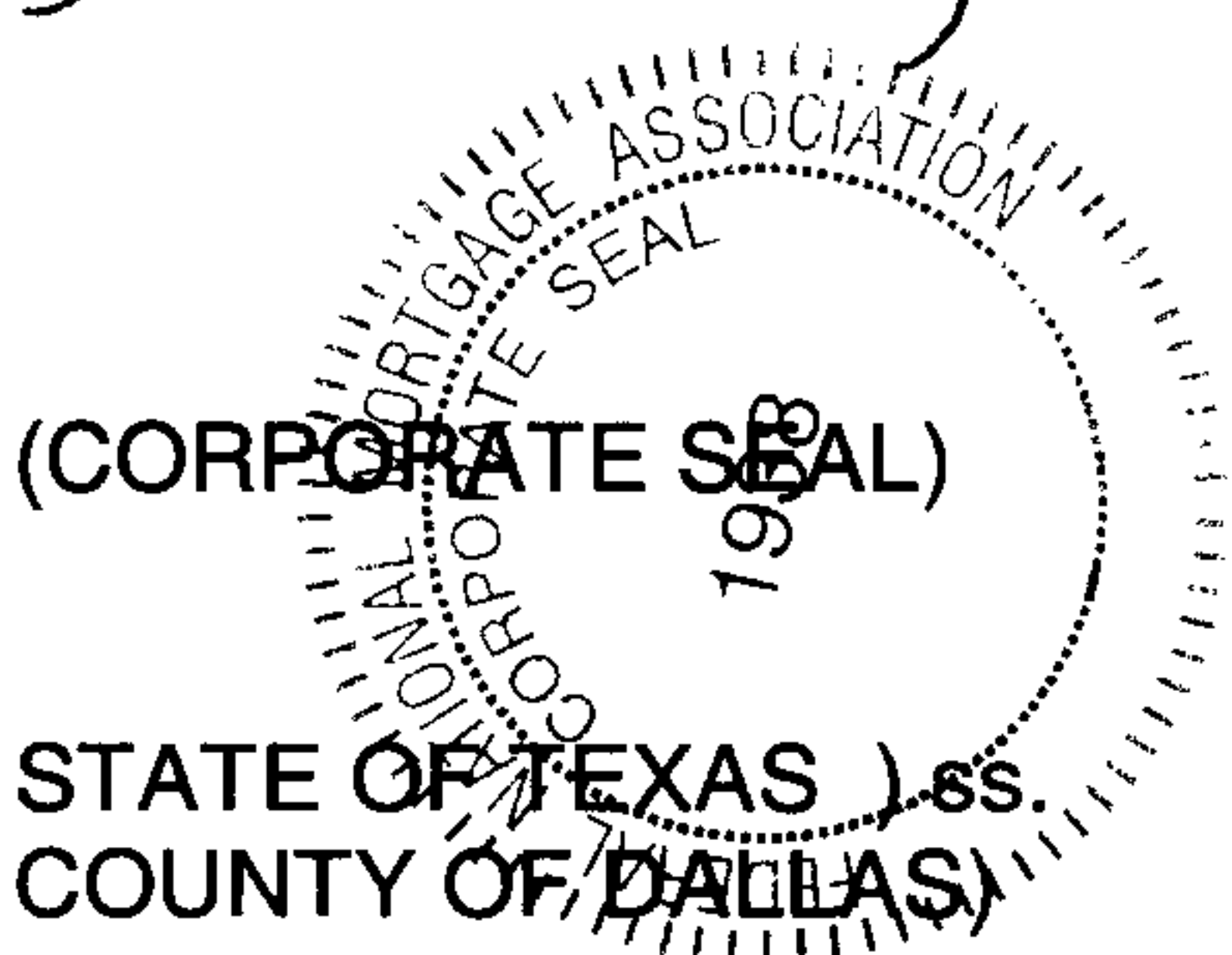
The property is commonly known AS **174 Gardenside Drive, Alabaster, Alabama 35007** and is more particularly described as follows:

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

**ALL** of the purchase price was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTee, **Nathan C. Jones and Emily K. Johnston** 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 5<sup>th</sup> day of May, 2004.



FANNIE MAE A/K/A  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
BY: Teresa M. Foley

I, Diane E Sanders, a Notary Public in and for the said County and State, hereby certify that Teresa M. Foley, 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 if 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 5<sup>th</sup> Day of May, 2004.

[Signature]  
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"**  
File No.: 404513

**Lot 19, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.**