

Revised 1/02/92

404274
SEND TAX NOTICE TO:
Kevin Phillips & Mark Mancha
P.O. Box 1503
Pelham, AL 35124
REO No. **A037877**

AL (Conventional)

STATE OF ALABAMA) ss. **SPECIAL WARRANTY DEED**
COUNTY OF **Shelby**)

FOR VALUABLE CONSIDERATION of the sum of **Eighty Five Thousand and No/100'S (\$85,000.00)** 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 **Kevin C. Phillips and Mark Mancho** AND THEIR assigns, (hereinafter called "GRANTEes"), 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 **300 Meadowlark Place, Montevallo, Alabama 35115** and is more particularly described as follows:

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

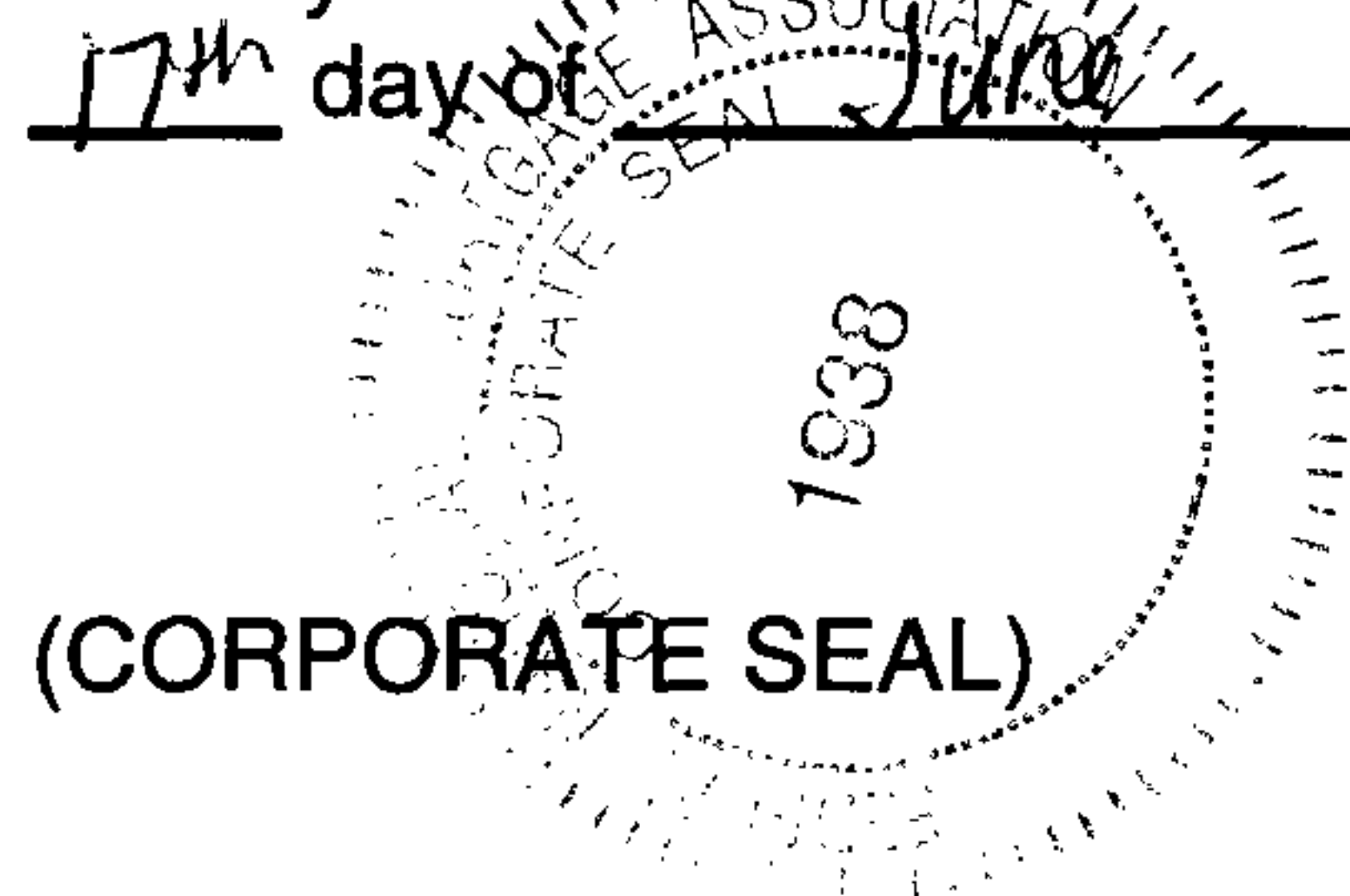
\$78,600.00 of the purchase price was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES, **Kevin C. Phillips and Mark Mancho** 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.

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 17th day of June, 2004.



FANNIE MAE A/K/A
FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY:

Vice President

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Shelby Cnty Judge of Probate, AL
06/22/2004 13:59:00 FILED/CERTIFIED

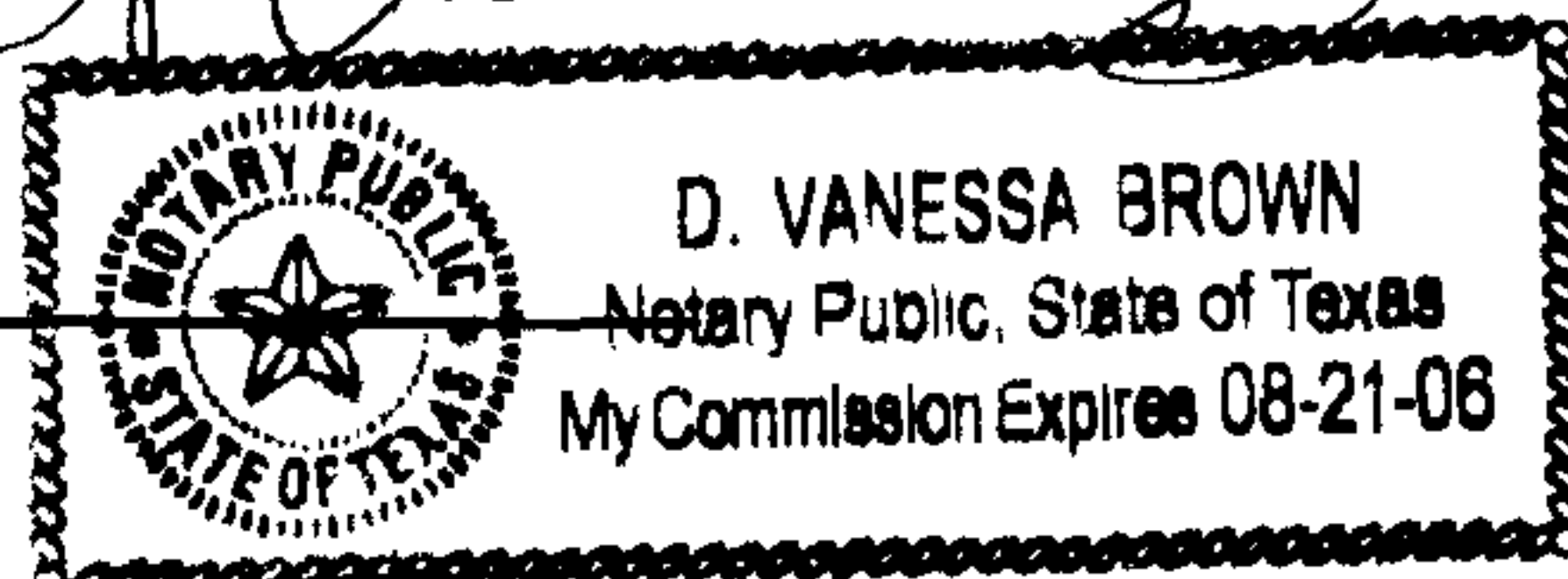
STATE OF TEXAS) ss.
COUNTY OF DALLAS)

I, THE UNDERSIGNED, a Notary Public in and for the said County and State, hereby certify that Kevin C. Phillips and Mark Mancho, 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 17th Day of June, 2004.

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.: 404274

Lot 4, Block 4, according to the Survey of Meadowview, First Sector, as recorded in Map Book 6, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

20040622000339680 Pg 2/2 20.50
Shelby Cnty Judge of Probate, AL
06/22/2004 13:59:00 FILED/CERTIFIED