

Revised 1/02/92  
AL (Conventional)

Consideration of \$91,450.00  
REO No. A043275

STATE OF ALABAMA        )  
COUNTY OF SHELBY        )       ss.       **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 YVONNE K. BOYD and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in SHELBY County, State of Alabama, described as follows, to-wit:

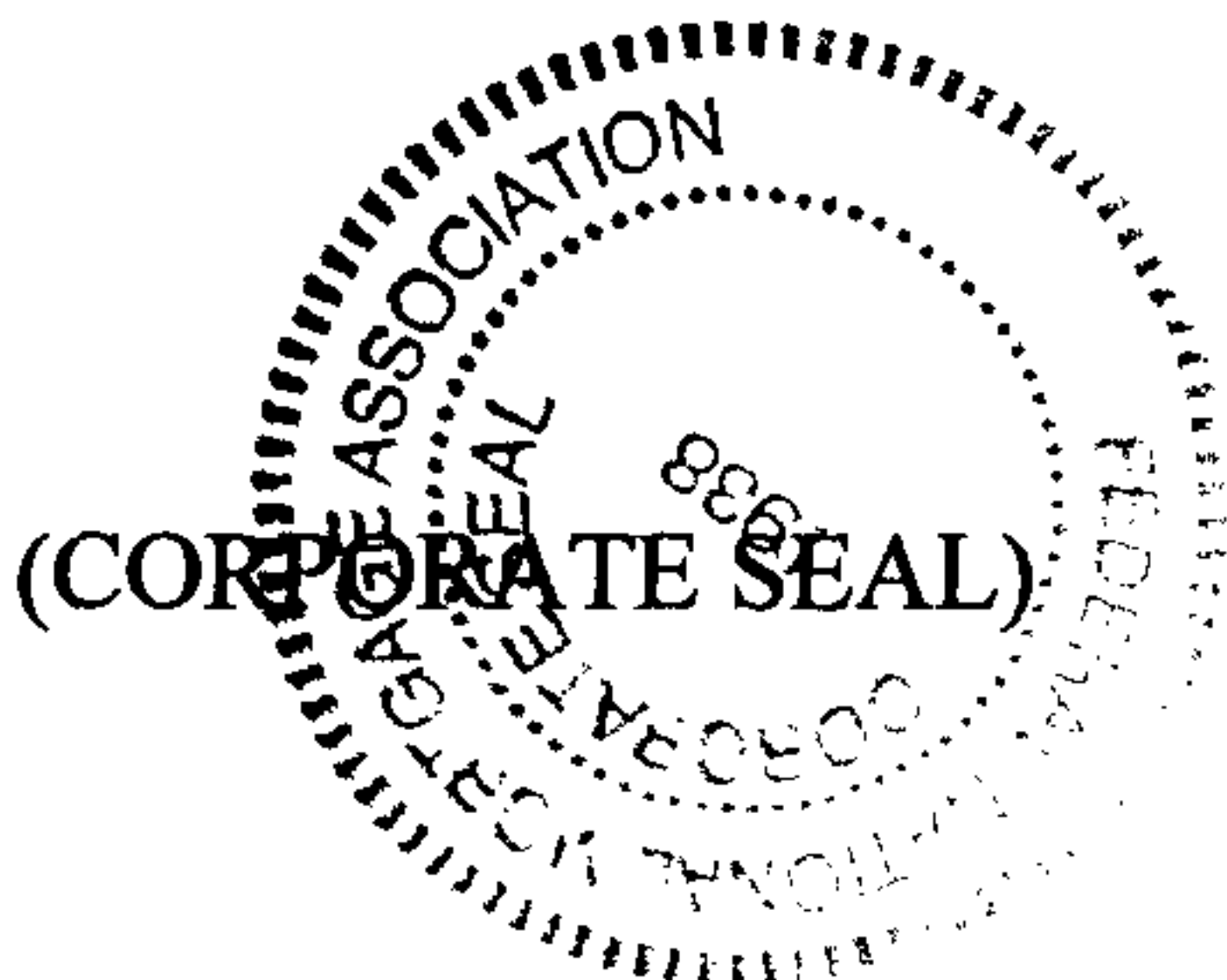
The property is commonly known as 801 MERIWEATHER DRIVE, CALERA, AL 35040 and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, YVONNE K. BOYD 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 27<sup>th</sup> day of July, 2004.



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

By: \_\_\_\_\_

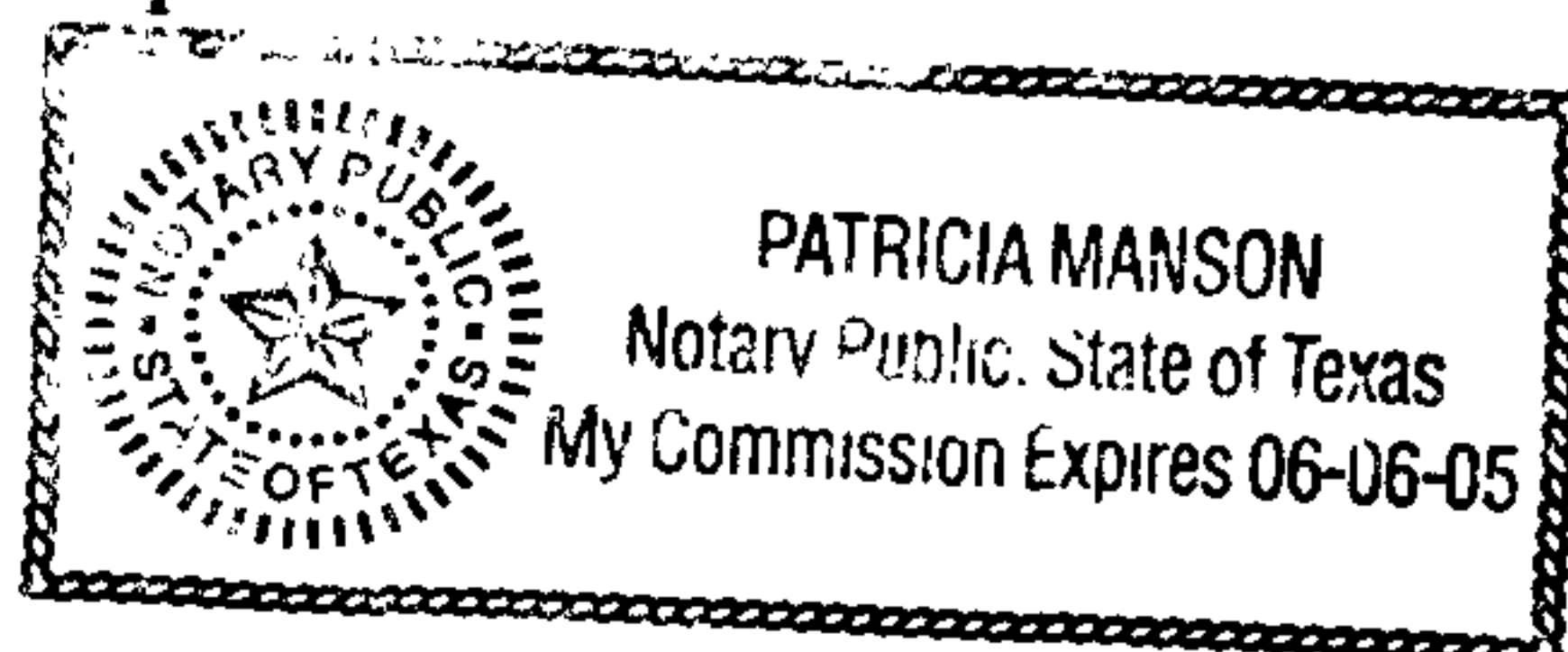
Sheryl Martin - Vice President

STATE OF TEXAS            )  
COUNTY OF DALLAS        )        ss.

I, Patricia Manson, a Notary Public in and for the said County and State, hereby certify that Sheryl Marlin, whose name as Vice President of 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, 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 seal of office, this the 27<sup>th</sup> day of July, 2004.

[Signature]  
\_\_\_\_\_  
Notary Public, Texas  
My Commission Expires:



This instrument was prepared by:  
Scott J. Humphrey, Esq.  
3829 Lorna Road, Suite 312  
Hoover, Alabama 35244

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

dated JULY 29, 2004

PROPERTY DESCRIPTION:

Lot 45, according to the Survey of Final Plat of Meriweather Sector 3, as recorded in Map Book 26, page 103, in the Probate Office of Shelby County, Alabama.