

Revised 1/02/92
AL (Conventional)

Consideration of \$85,000.00
REO No. A043287

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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 CHRISTOPHER T. DALE and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in JEFFERSON County, State of Alabama, described as follows, to-wit:

The property is commonly known as 912 4TH AVENUE SW, ALABASTER, AL 35007 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, CHRISTOPHER T. DALE 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 11th day of August, 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)
ss.

COUNTY OF DALLAS)

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 11 day of August, 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

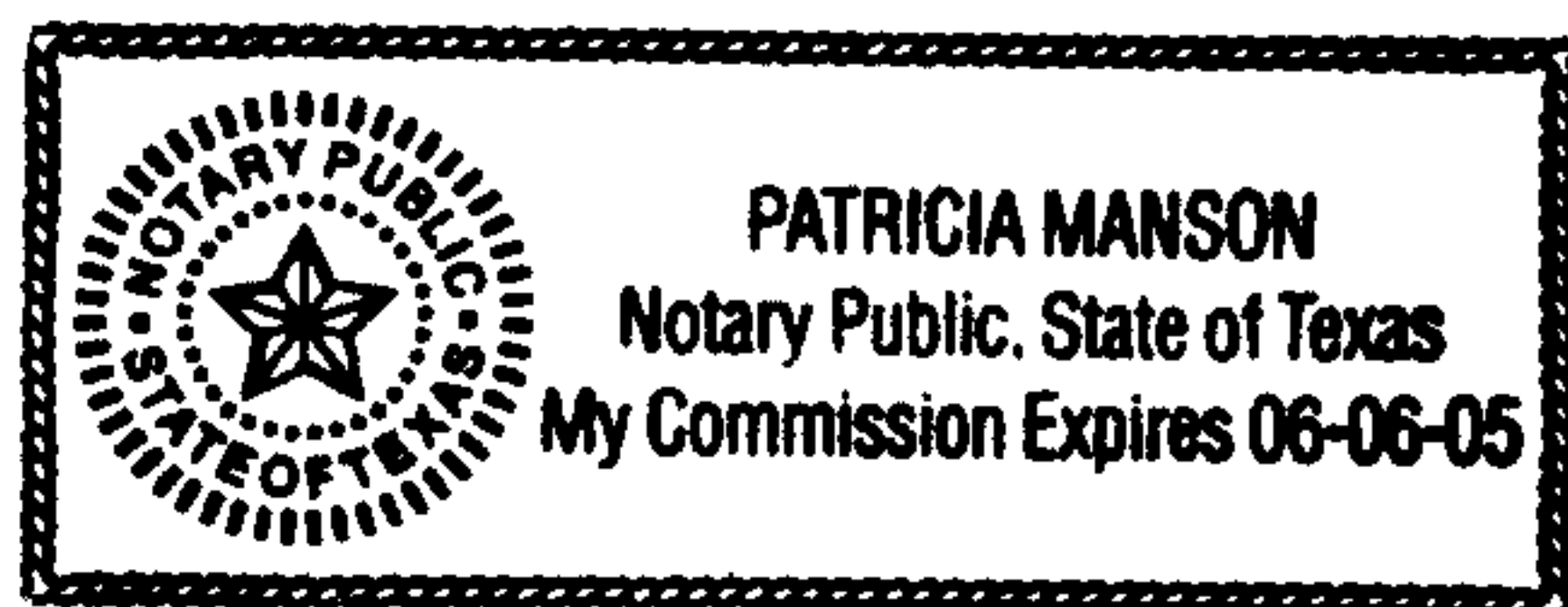


EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
CHRISTOPHER T. DALE
dated AUGUST 11, 2004

PROPERTY DESCRIPTION:

A tract of land situated in the South ½ of the NW ¼ of the NW ¼ of Section 2, Township 21 South, Range 3 West, more particularly described as follows:

Commencing at the SE corner of the NW ¼ of the NW ¼ of said Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence run West 100 feet to the point of beginning; thence continue West 100 feet; thence run North 190 feet; thence run East 100 feet; thence run South 190 feet to the point of beginning.