


Prepared by: David VanBuskirk  
**MORRIS, SCHNEIDER & PRIOR, L.L.C.**  
Attorneys and Counselors at Law  
3300 N.E. Expressway, Building 8  
Atlanta, GA 30341

  
20041004000547760 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
10/04/2004 16:08:00 FILED/CERTIFIED

THE STATE OF ALABAMA  
COUNTY OF SHELBY

MSP FILE NO: 158.A16442AL  
LOAN NO: 2006864751/Brunson

SOURCE OF TITLE:  
INST.NO. 10/19/1993-32498

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **BANK OF AMERICA, N.A.**, whose principal place of business is located at 1270 Northland Drive, Suite 200, Mendota Height, MN 55120, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (950 East Paces Ferry Road, Atlanta, GA 30326-1161), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 12, according to the Survey of First Addition Riverchase Country Club Residential Subdivision, as recorded in Map Book 6, Page 143, and as amended in Map Book 7, Page 115, in the Probate Office of Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the property herein conveyed to mortgagor(s) simultaneously herewith.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **BANK OF AMERICA, N.A.**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 24 day of June, 20<sup>04</sup>.

**BANK OF AMERICA, N.A.**

ATTEST:

By: Michele Holtz

TITLE: Asst. Secretary  
Michele Holtz

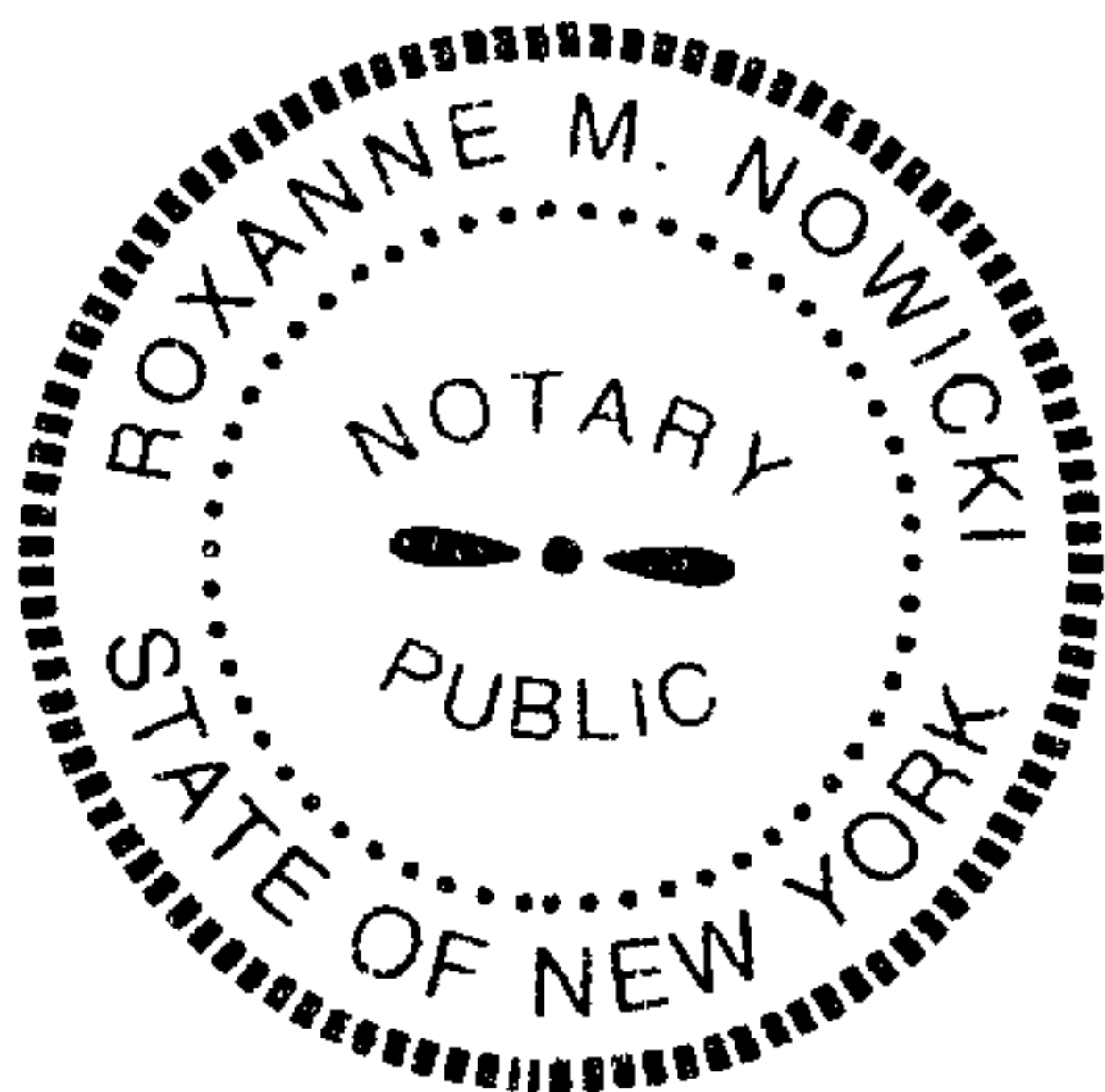
By: Muriel Adams

TITLE: Vice President  
Muriel Adams  
(Corporate Seal)

THE STATE OF New York  
COUNTY OF Erie

I, the undersigned Notary Public in and for said State and County, do hereby certify that Muriel Adams and Michele Holtz of **BANK OF AMERICA, N.A.**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24 day of June, 2004.



Roxanne M. Nowicki

NOTARY PUBLIC

My Commission Expires:

**ROXANNE M. NOWICKI**  
Notary Public, State of New York  
Reg. No. 01N05075287  
Qualified in Niagara County  
My Commission Expires March 31, 2007