

Revised 1/02/92
AL (Conventional)

Consideration of \$177,000.00
REO No. A047245

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 **DAVID P. GRAY** of **5050 BEABOUT DRIVE, BIRMINGHAM, ALABAMA 35244** 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 **5050 BEABOUT DRIVE, BIRMINGHAM, ALABAMA 35244** 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, **DAVID P. GRAY** 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.

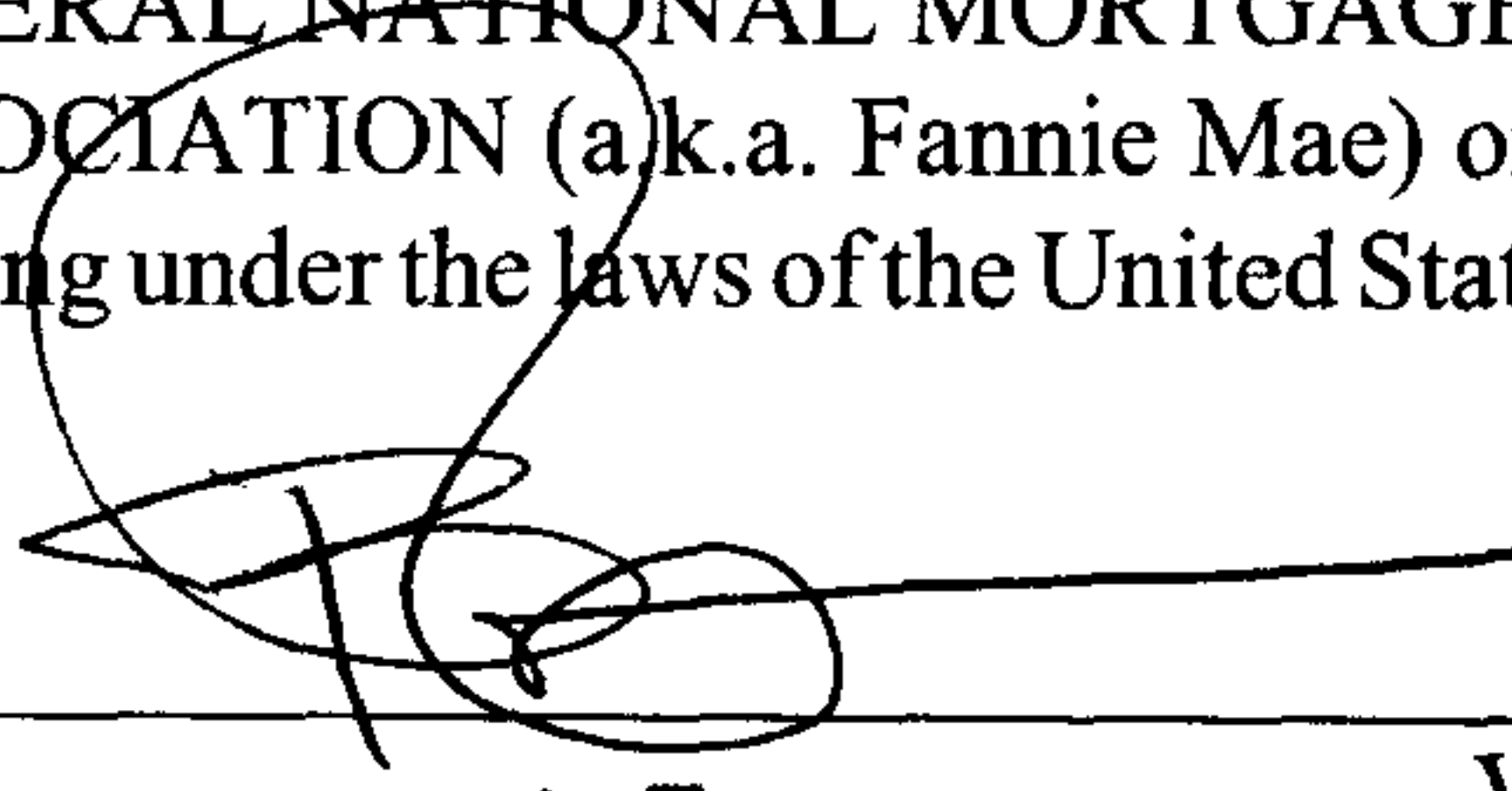
No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the Grantor.

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 25th day of October, 2004.

(CORPORATE SEAL)



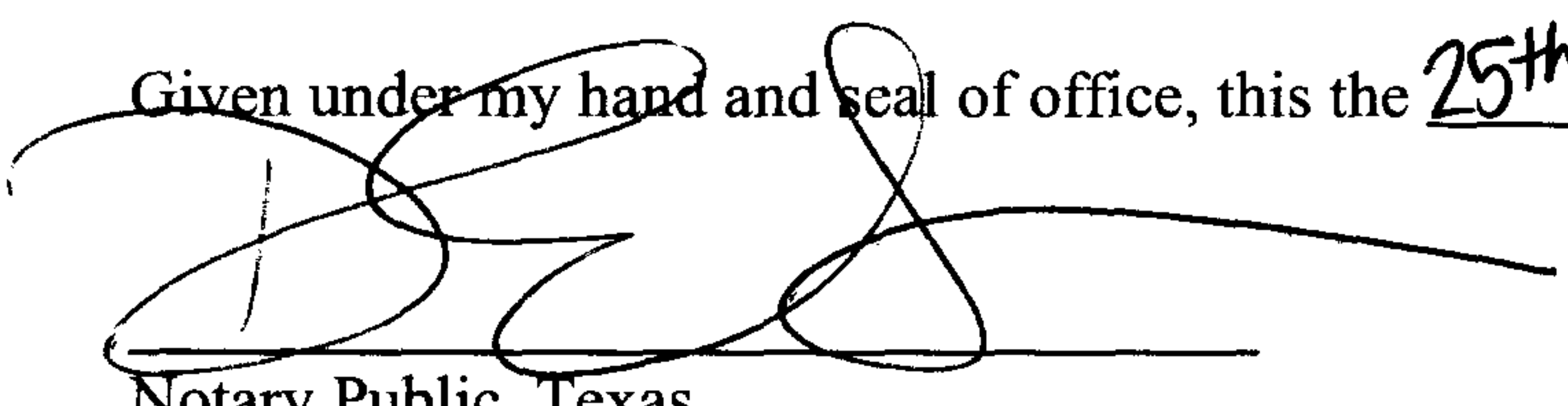
FEDERAL NATIONAL MORTGAGE
ASSOCIATION (a.k.a. Fannie Mae) organized and
existing under the laws of the United States of America

By: 
Belinda Ferguson - Vice President
Assistant Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

I, DIANE E. SANDERS, a Notary Public in and for the said County and State, hereby certify that BEVINDA FERGUSON, whose name as ^{ASSIST.} 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 25th day of October, 2004.



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
DAVID P. GRAY

dated OCTOBER 25th, 2004

PROPERTY DESCRIPTION:

BEGIN AT THE SW CORNER OF THE EAST ½ OF THE EAST ½ OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 175.00 FEET; THENCE TURN 92 DEGREES 11 MINUTES RIGHT AND RUN EASTERLY 170.00 FEET; THENCE TURN 87 DEGREES 49 MINUTES RIGHT AND RUN SOUTHERLY 175.00; TO A POINT OF THE SOUTH BOUNDARY OF SAID EAST ½ OF EAST ½ OF SW 1/4; THENCE 92 DEGREES 11 MINUTES RIGHT AND RUN 170.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN NORTH 87 DEGREES 42 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 42 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 60.00 FEET, THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 58 SECONDS EAST A DISTANCE OF 61.53 FEET; THENCE RUN SOUTH 02 DEGREES 17 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 39.97 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR INGRESS AND EGRESS TO A PUBLIC ROAD (VALLEYDALE ROAD), SAID EASEMENT TO BE OVER AN EXISTING PAVED DRIVE AS PRESENTLY LOCATED, SAID PAVED DRIVE BEING LOCATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE EAST ½ OF EAST ½ OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 SECTION 170.00 FEET; THENCE TURN 92 DEGREES 11 MINUTES LEFT AND RUN NORTHERLY 95.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE 14 DEGREES 00 MINUTES RIGHT AND 180.00 FEET; THENCE 83 DEGREES 40 MINUTES LEFT AND 40.00 FEET; THENCE 49 DEGREES 00 MINUTES RIGHT AND 55.00 FEET; THENCE 28 DEGREES 40 MINUTES 36 SECONDS RIGHT AND 595.52 FEET; THENCE 3 DEGREES 20 MINUTES 36 SECONDS LEFT AND 58.70 FEET TO THE POINT OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES AND RADIUS OF 227.50 FEET, THENCE RUN ALONG SAID CURVE 186.75 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE LEFT AND SOUTHWESTERLY ALONG SAID ROAD RIGHT OF WAY LINE 20.37 FEET; THENCE 100 DEGREES 52 MINUTES LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48 DEGREES 00 MINUTES AND A RADIUS OF 207.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 173.83 FEET TO THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE 68.16 FEET; THENCE 3 DEGREES 20 MINUTES 36 SECONDS RIGHT AND 590.88 FEET; THENCE 28 DEGREES 40 MINUTES 36 SECONDS LEFT AND 78.00 FEET; THENCE 33 DEGREES 37 MINUTES 58 SECONDS RIGHT AND 85.04 FEET; THENCE 100 DEGREES 48 MINUTES 58 SECONDS LEFT AND 25.00 FEET; THENCE 87 DEGREES 49 MINUTES RIGHT AND 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 87 DEGREES 42 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 6 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 02 DEGREES 48 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 86.19 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 21 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AND CHORD BEARING NORTH 41 DEGREES 29 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 31.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.76 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 116.50 FEET TO THE ENDING POINT OF SAID EASEMENT. ALL SITUATED IN SHELBY COUNTY, ALABAMA.