

Revised 1/02/92  
AL (Conventional)

CONSIDERATION: \$85,000.00  
REO No. A048403

STATE OF ALABAMA)  
COUNTY OF ~~ALABAMA~~  
SHELBY

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantee, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing under the laws of the United States of America (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents hereby grants, bargains, sells and conveys unto MAUREEN P. DONOHUE (hereinafter called "Grantee") the property commonly known as 751 NE 3<sup>RD</sup> STREET, ALABASTER, ALABAMA 35007 and as more particularly described in the 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 and his/her heirs and/or assigns forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption, and to any covenants and restrictions of record and matters that an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except that 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 30<sup>th</sup> day of December, 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

Assistant Vice President

- Vice President

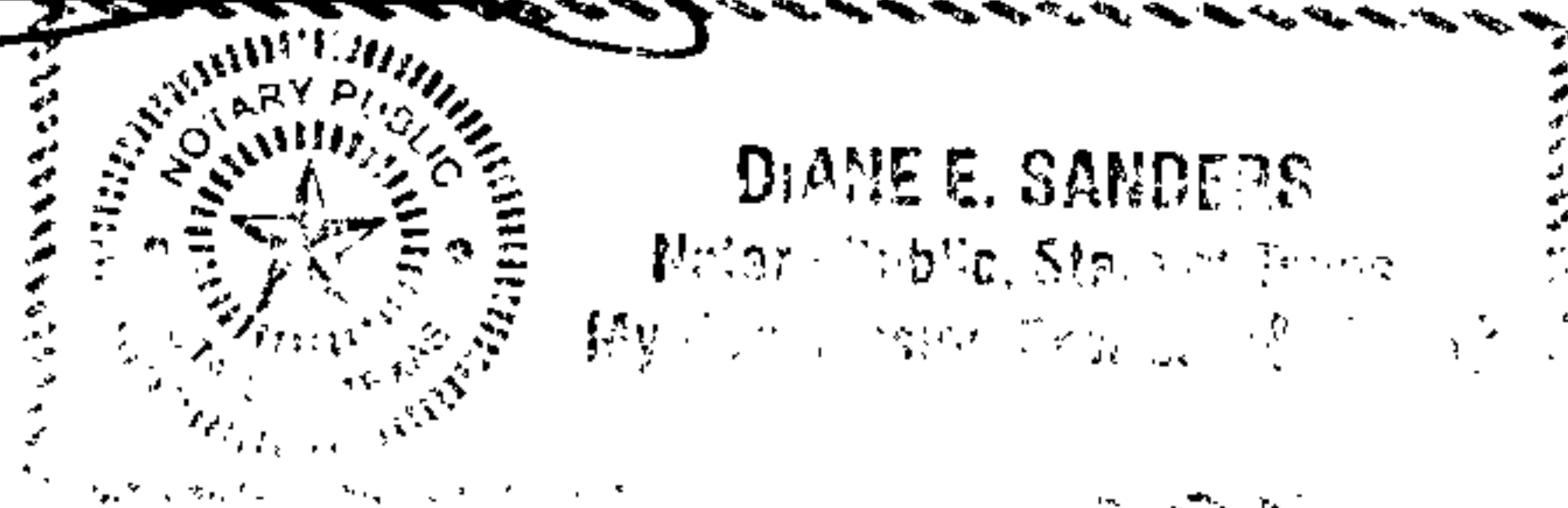
STATE OF TEXAS     )

COUNTY OF DALLAS )

I, Diane E Sanders, a Notary Public in and for the said County and State, hereby certify that Belinda Ferguson, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing under the laws of the United States of America, 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 30<sup>th</sup> day of December, 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  
MAUREEN P. DONOHUE

dated DECEMBER 30, 2004

PROPERTY DESCRIPTION:

Lot 13, according to the Survey of Whitestone Townhomes, Phase One, as recorded in Map Book 20, page 125, in the Probate Office of Shelby County, Alabama.