

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$36,900.00
REO No. A044550

STATE OF ALABAMA)
SHELBY COUNTY)

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 **RHONDA CARTER and KEVIN MCKEE** (hereinafter called "Grantees") the property commonly known as **41 JONES ROAD, MONTEVALLO, AL 35115** 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 Grantees as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**.

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 17th day of November, 2004.



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

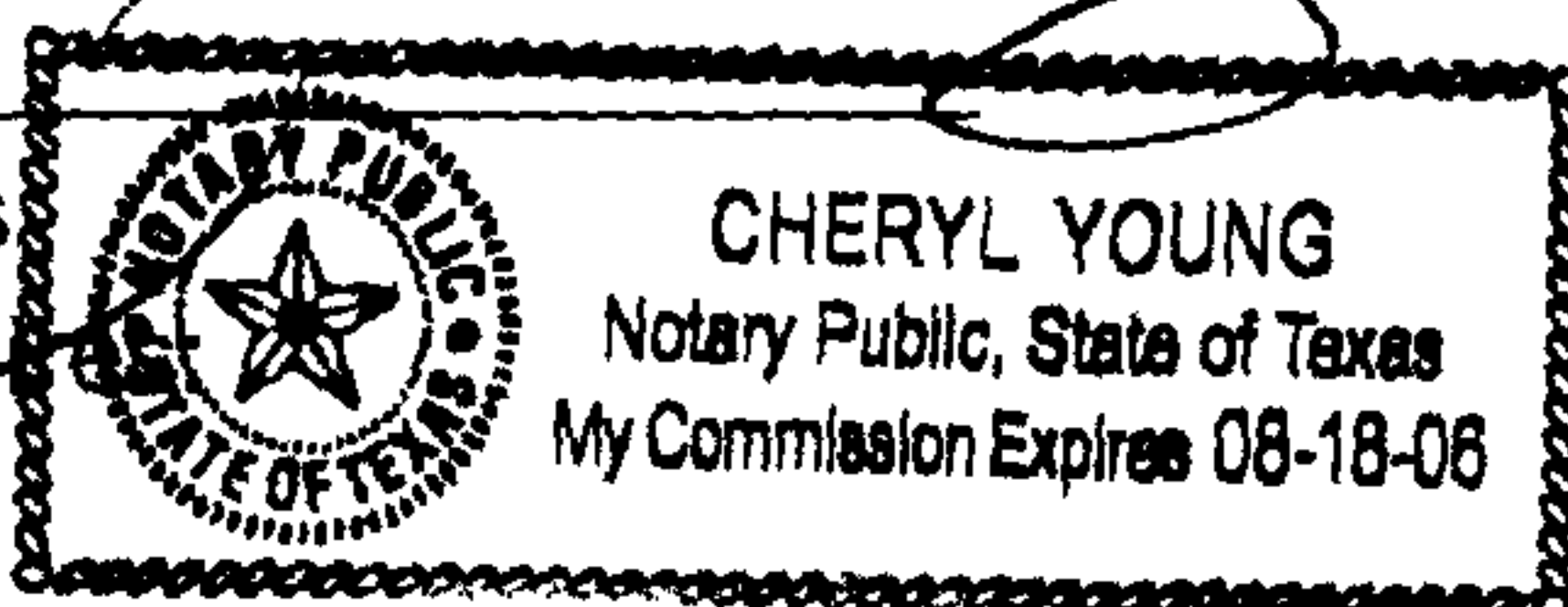
By: [Signature]
- Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

I, Cheryl Young, 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 17 day of November, 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

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Rhonda Carter and Kevin McKee
dated Nov. 17th, 2004

PROPERTY DESCRIPTION:

A part of the NE ¼ of the NE ¼ of Section 3, Township 24 North, Range 12 East, and a part of fractional Section 28, Township 22, Range 3 West, more particularly described as follows:

Begin at the center of the Southern Railway Tract, where the "Old Montgomery Dirt Road" crosses said railroad, and run in a Southeasterly direction, parallel with said dirt road, a distance of 350 feet to a post on the Eastern Margin of said dirt road, which said post marks the Southwest corner of the lot known as the "Oakly Lot" run thence North 55°15' east 724 feet to a point; thence turn an angle of 125°10' to the right and run 69 feet; thence turn an angle of 71°45' to the left and run 61 feet; thence turn an angle of 98°30' to the right and run 142.50 feet (which said linear measurement was incorrectly inscribed as "149 feet" in that certain conveyance form Albert Caton and wife Chambliss Keith, which said conveyance is recorded in the Probate Office of Shelby County, Alabama, in Book 181, page 441) being the point of beginning of the parcel herein described; thence continue in the same direction a distance of 51.50 feet to a point; thence turn an angle of 0°30' to the right and run 97.2 feet; thence turn an angle of 23°30' to the right and run 71.93 feet; thence turn an angle of 115°30' to the right and run 265.02 feet; thence turn an angle of 126°52'02" to the right and run 202.91 feet to the Point of Beginning being situated in Shelby County, Alabama.