

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$25,000.00
REO No. A046055

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

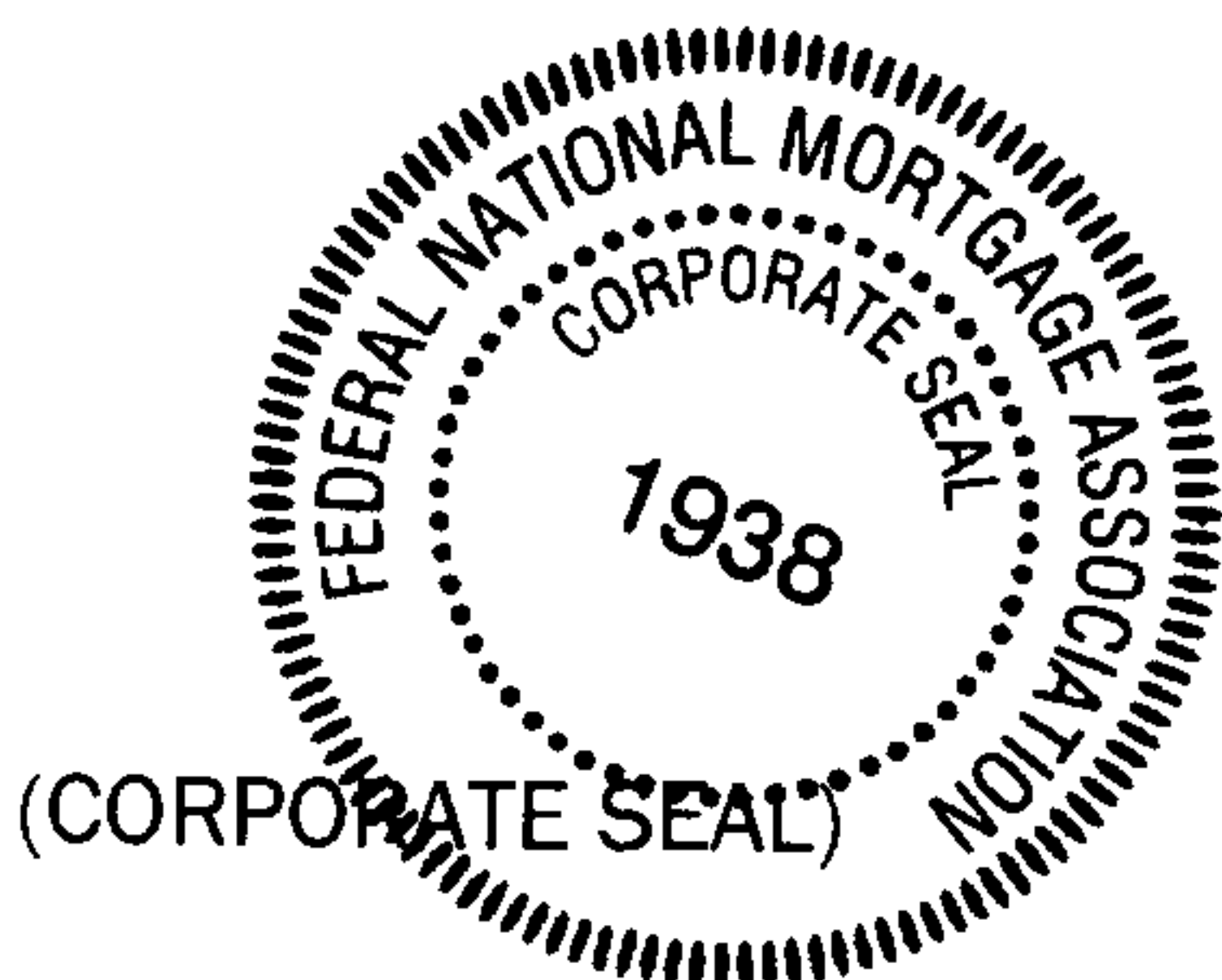
FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantee, the receipt of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae)**, a corporation organized and existing under the laws of the United States of America (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents hereby grants, bargains, sells and conveys unto **CALVIN SMITH and BARBARA SMITH** (hereinafter called "Grantees") the property commonly known as **73 HIGHWAY 50, VANDIVER, AL 35176** 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 12th day of January, 2005.



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

By: _____

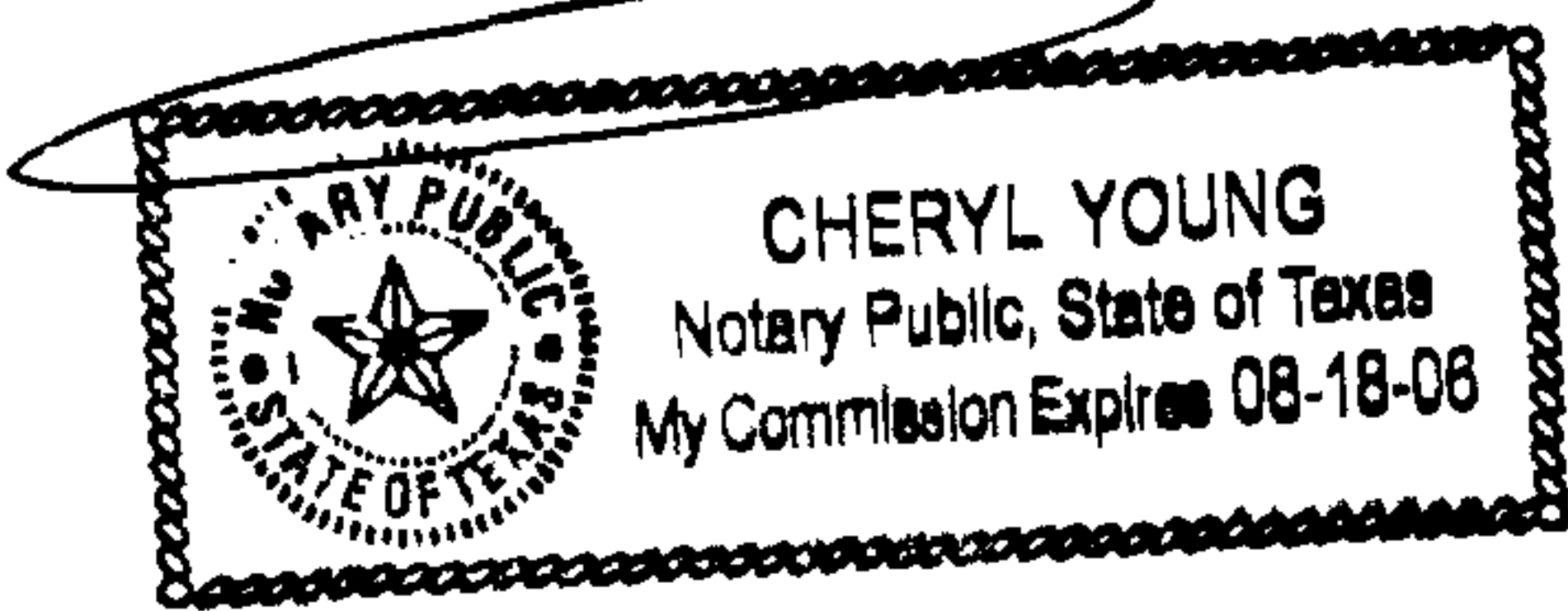
Belinda Ferguson - Vice President
Assistant Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

I, 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 12th day of January, 2005

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
Calvin Smith and Barbara Smith
dated January 12, 2005

PROPERTY DESCRIPTION:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence North $0^{\circ}2'47''$ West along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 849.80 feet; thence leaving said East $\frac{1}{4}$ $\frac{1}{4}$ section line, South $51^{\circ}47'13''$ West a distance of 310.77 feet to a point lying on the Northerly right of way line of Shelby County Highway #50 (New Howard Settlement Road), (80 foot right of way), said point also being the point of beginning; thence South $44^{\circ}58'53''$ West along said right of way line a distance of 296.86 feet, thence South $41^{\circ}21'12''$ West, along said right of way line a distance of 127.65 feet; thence leaving said right of way line North $16^{\circ}28'8''$ West a distance of 196.87 feet; thence North $10^{\circ}18'7''$ West a distance of 99.83 feet; thence North $72^{\circ}45'45''$ East a distance of 331.27 feet; thence North $3^{\circ}56'44''$ West a distance of 104.95 feet; thence South $17^{\circ}40'44''$ East a distance of 193.21 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any part of subject property lying within a road right of way.