

THIS DEED IS BEING RE-RECORDED IN SHELBY COUNTY.

20050121000031720 Pg 1/4 21.00
Shelby Cnty Judge of Probate, AL
01/21/2005 08:08:00 FILED/CERTIFIED

(2 0 0 4 0 4 / 5 3 4 6)

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$70,000.00
REO No. A035785

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ss.
)

SPECIAL WARRANTY DEED

mtg value 3/04

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 **JAMES MULNEIX AND DERRA MULNEIX (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** of **2224 LISA ANN DRIVE, LEEDS, AL 35503** and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in **JEFFERSON** County, State of Alabama, described as follows, to-wit:

The property is commonly known as **2224 LISA ANN DRIVE LEEDS, AL 35503** 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, **JAMES MULNEIX AND DERRA MULNEIX (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)** 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 12 day of March, 2004.



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

By: Hadi Jones - 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 **Heidi Jones**, whose name as 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 12 day of March, 2004.



Notary Public, Texas
My Commission Expires:




This instrument was prepared by:
Scott J. Humphrey, Esq.
3829 Loma Road, Suite 312
Hoover, Alabama 35244

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
James Mulneix and Debra Mulneix
dated MARCH 12, 2004

PROPERTY DESCRIPTION:

Lot 7, Block 2, according to the Survey of Armstrong Estates, First Sector, as
recorded in Map Book 5, page 19, in the Probate Office of Shelby County,
Alabama.

STATE OF ALABAMA-JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.
Michael F. Bolen
Judge of Probate
"No Tax Collected"

State of Alabama - Jefferson County
I certify this instrument filed on:
2004 MAR 22 P.M. 12:52
Recorded and \$ Mag. Tax
and \$ Deed Tax and Fee Amt.
\$ 10.50 Total \$ 10.50
MICHAEL F. BOLEN, Judge of Probate

200404/5346

State of Alabama

Jefferson County

I, the Undersigned, as Judge of Probate Court in and
for Jefferson County, Alabama, hereby certify that
the foregoing is a full, true and correct copy of the
instrument with the filing of same as appears on record
in this office. Given under my hand and official seal,
this the 20th day of January, 2005.


JUDGE OF PROBATE