20050418000180800 1/3 $23.50
Shelby Cnty Judge of Probate, AL
04/18/2005 12:00:13PM FILED/CERT

$121,600.00 of the purchase price recited below has been paid by a purchase money mortgage loan closed simultaneously herewith.

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $128,000.00
REO No. A04C381

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 **CAROL M. TURNER BENSON** (hereinafter called "Grantee") the property commonly known as **441 Savannah Cove, Calera, Alabama 35040** 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 31st day of March, 2005.

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

(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

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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 31st day of March, 2005.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-06

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

20050418000180800 3/3 $23.50
Shelby Cnty Judge of Probate,AL
04/18/2005 12:00:13PM FILED/CERT

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Carol M. Turner Benson

dated March 31, 2005

PROPERTY DESCRIPTION:

LOT 524, ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 04/18/2005
State of Alabama

Deed Tax:$6.50