20050523000247810 1/3 $20.00
Shelby Cnty Judge of Probate,AL
05/23/2005 10:10:07AM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $99,500.00
REO No. A048592

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 **WESLEY T. MCKELLER** hereinafter called "Grantee") the property commonly known as **425 BROTHERS AVENUE, WILSONVILLE, ALABAMA 35186** 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 4th day of May, 2005.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
CORPORATE SEAL 1938

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

STATE OF TEXAS)

20050523000247810 2/3 $20.00
Shelby Cnty Judge of Probate, AL
05/23/2005 10:10:07AM FILED/CERT

DALLAS COUNTY)

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 4th day of May, 2005.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
DIANE E SANDERS
Notary Public State of Texas
My Commission Expires 08-21-08

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

EXHIBIT A

20050523000247810 3/3 $20.00
Shelby Cnty Judge of Probate,AL
05/23/2005 10:10:07AM FILED/CERT

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
WESLEY TYLER MCKELLER

dated May 4, 2005

Shelby County, AL 05/23/2005
State of Alabama

Deed Tax:$3.00

PROPERTY DESCRIPTION:

LOT 89-A, ACCORDING TO BROTHERS ADDITION TO THE TOWN OF WILSONVILLE, ALABAMA, AS RECORDED IN MAP BOOK 4, PAGE 59 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 2 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 2218.68 FEET TO THE POINT OF BEGINNING; THENCE RUN 103 DEG. 00 MIN. RIGHT AND RUN SOUTHWESTERLY 216.85 FEET; THENCE TURN 103 DEG. 00 MIN. RIGHT AND RUN EASTERLY 215.0 FEET; THENCE TURN 93 DEG. 02 MIN. 10 SEC. LEFT AND RUN NORTHEASTERLY 211.60 FEET; THENCE TURN 86 DEG. 58 MIN. LEFT AND RUN WEST 155.01 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.