20050613000288710 1/3 \$73.50 Shelby Cnty Judge of Probate, AL 06/13/2005 11:19:13AM FILED/CERT

Revised 1/02/92 AL (Conventional)

CONSIDERATION: \$56,500.00

REO No. A049293

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 VERTICE L. WOOD, JR. (hereinafter called the "Grantee") the property commonly known as 760 15TH STREET, 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.

\$30,850.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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.

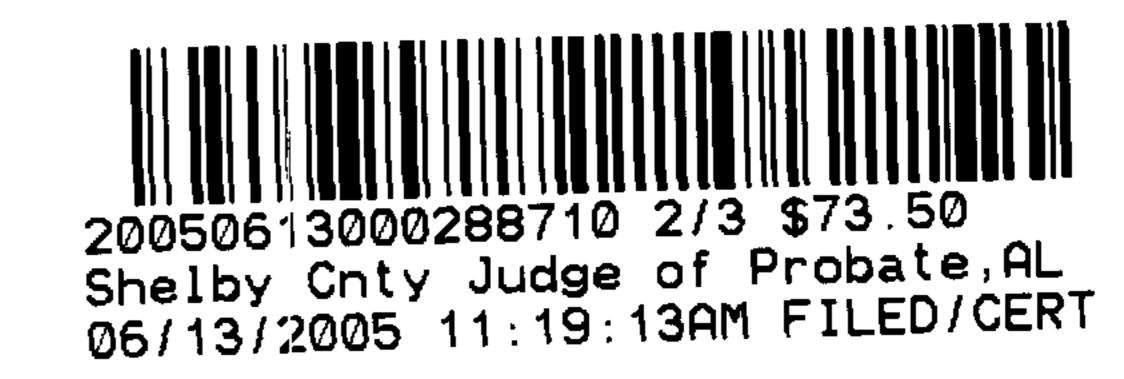
No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except that Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the Grantor.

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 _______, 2005.

By:

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

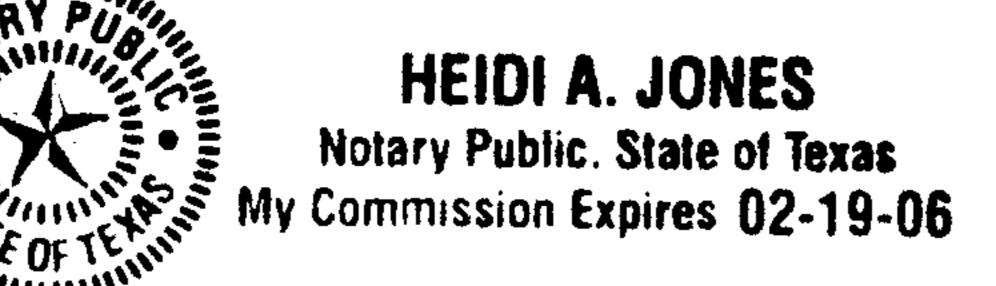
Belinda Ferguson - Vice President



STATE OF TEXAS)
DALLAS COUNTY)

Notary Aublic Texas

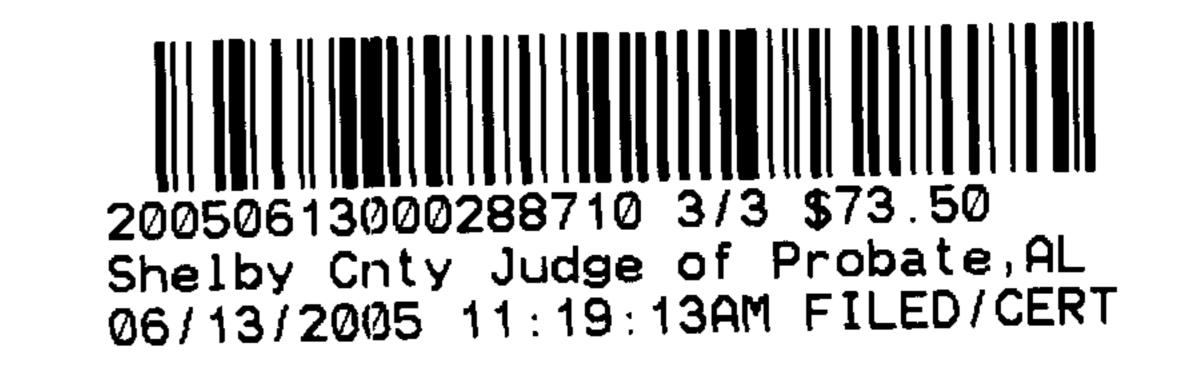
My Commission Expires



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

Send tax notice to:

Vertice L. Wood , JR. 633 Barkley Circle Alabaster, Alabama 35007



Shelby County, AL 06/13/2005 State of Alabama

Deed Tax: \$56.50

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

to VERTICE L. WOOD, JR.

dated June 1, 2005

PROPERTY DESCRIPTION:

Lots 2 and 3, Block 51, according to the Map of J.H. Dunstan's Survey of the Town of Calera, Alabama, as recorded in Map Book 0, Page 01, in the Probate Office of Shelby County, Alabama.