20050712000347740 1/3 $199.00
Shelby Cnty Judge of Probate, AL
07/12/2005 10:32:35AM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $182,000.00
REO No. **A051754**

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 **EDWARD MURPHREE, JR. and JAIME MURPHREE** (hereinafter called "Grantees") the property commonly known as **188 RIDGE DRIVE, SHELBY, ALABAMA 35143** 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.**

$ N/A 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 28th day of June, 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

20050712000347740 2/3 $199.00
Shelby Cnty Judge of Probate, AL
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STATE OF TEXAS)
DALLAS COUNTY)

I, Heidi Jones, 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 28th day of June, 2005.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-06

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

Send Tax Notice to:

Edward Murphree, Jr.
2275 Greensprings Hwy
Birmingham, AL 35205

20050712000347740 3/3 $199.00
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EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Edward Murphree, Jr. and Jaime Murphree
dated June 28, 2005

PROPERTY DESCRIPTION:

Lot 2A of the Map and Resurvey of Lots 2 and 3 of Wildwood Shores, 3rd Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 14, Page 23.

Shelby County, AL 07/12/2005
State of Alabama

Deed Tax:$182.00