

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.

\$_______ 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 200 day of June, 2005.

(CORPORATE SEAL)

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

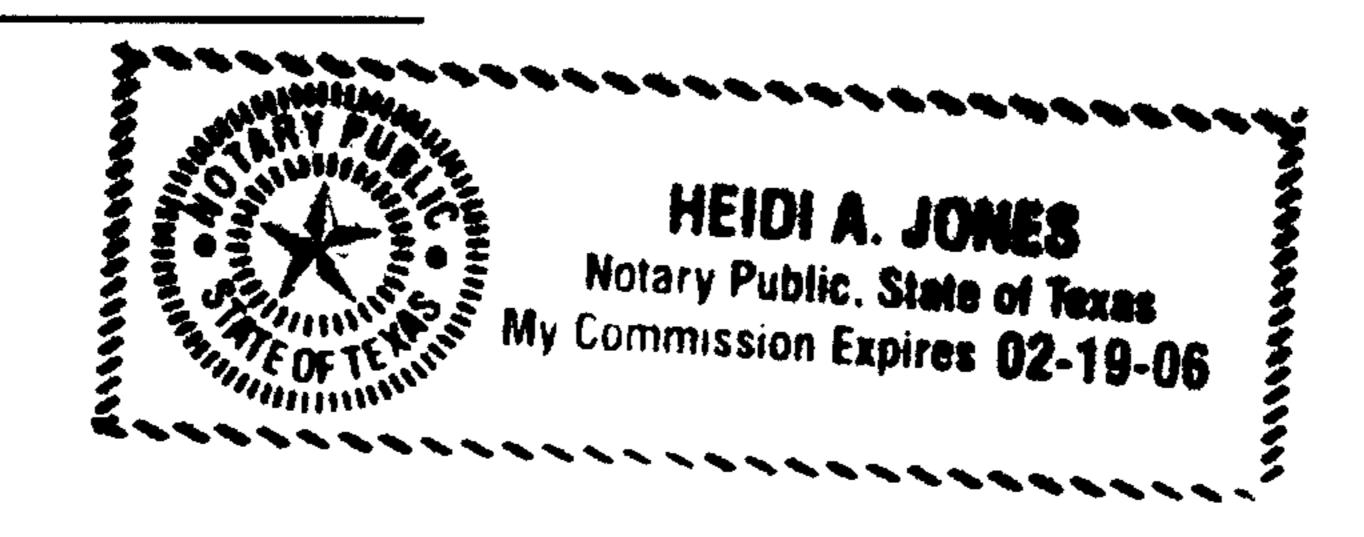


STATE OF TEXAS)
DALLAS COUNTY)

Given under my hand and seal of office, this the 38^{10} day of June, 2005.

Notary Public 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:

Edward Murphree, Jr.

Birmingham, Ai 35205

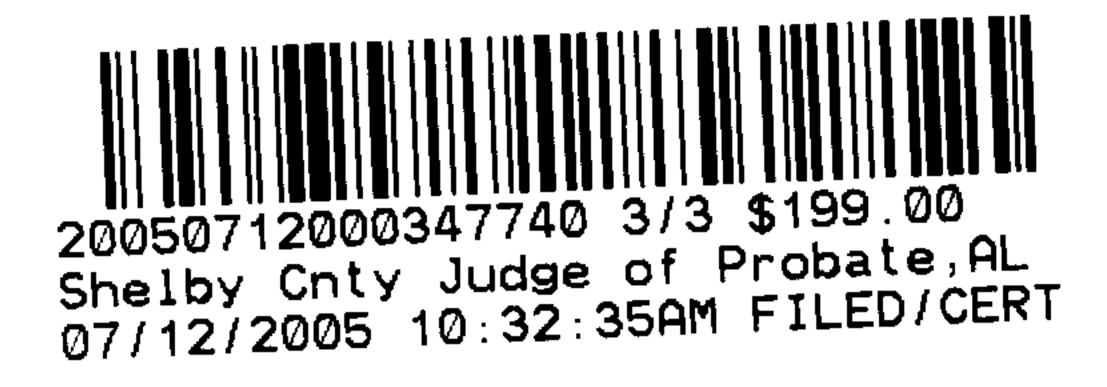


EXHIBIT A attached to and made a part of Special Warranty Deed Federal National Mortgage Association to Edward Murphree, Jr. and Jaime Murphree dated June 78 . 2005

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