


Prepared by: David VanBuskirk  
**MORRIS, SCHNEIDER & PRIOR, L.L.C.**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20050802000390290 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/02/2005 01:13:47PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

MSP FILE NO: 802.0504778AL  
LOAN NO: 3065889986/Purdy

SOURCE OF TITLE:  
Instrument 20030214000092310

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **WASHINGTON MUTUAL BANK, FA**, whose principal place of business is located at 1270 Northland Drive, Mendota Height, MN 55120, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (950 East Paces Ferry Road, Atlanta, GA 30326-1161), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 519, according to the Survey of Spring Gate, Phase 5, as recorded in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

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

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **WASHINGTON MUTUAL BANK, FA**, has caused  
this conveyance to be executed in its name by its undersigned officer(s), this 22nd  
day of July, 2005.

**WASHINGTON MUTUAL BANK, FA**

ATTEST:

By: \_\_\_\_\_

Greg Allen

TITLE: Assistant Vice President

By: \_\_\_\_\_

Scott Walter

TITLE: Assistant Attesting Secretary

(Corporate Seal)

THE STATE OF MINNESOTA  
COUNTY OF DAKOTA

I, the undersigned Notary Public in and for said State and County, do hereby  
certify that Greg Allen and Scott Walter of **WASHINGTON MUTUAL BANK, FA**,  
are signed to the foregoing conveyance and who are known to me, acknowledged before  
me on this day that, being informed of the contents of this conveyance, they, as such  
officers and with full authority, executed the same voluntarily for and as the act of said  
corporation.

Given under my hand this the 22nd day of July,  
2005.

Bette J. Peterson

NOTARY PUBLIC

My Commission Expires:

