Shelby County, AL 09/13/2005
State of Alabama

Deed Tax:$176.50

20050913000475170 1/2 $190.50
Shelby Cnty Judge of Probate,AL
09/13/2005 03:44:45PM FILED/CERT

Revised 1/02/92
AL (Conventional)

Fannie Mae #1695359784

STATE OF ALABAMA) ss.
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **BANK OF AMERICA, N.A.**, and their assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

The property is commonly known as 464 Meadow Croft Dr., Birmingham, AL 35242 and is more particularly described on 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, Bank of America, N.A. and their assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: 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 20th day of May 2005.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By:
Scott L. Redman, Assistant Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

I, Bertha A. Potts, a Notary Public in and for the said County and State, hereby certify that Scott L. Redman, whose name as Assistant Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed if the contents of the conveyance, 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 20th day of May 2005.

Notary Public, Texas
My Commission Expires:

(SEAL)

Bertha A. Potts

This instrument was prepared by:
Office of Regional Counsel
14221 Dallas Parkway
Dallas, Texas 75254

BERTHA A. POTTS
MY COMMISSION EXPIRES
April 1, 2008

EXHIBIT "A"

LOT 16, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES PHASE III AS RECORDED IN MAP BOOK 28, PAGE 135 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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