20051014000536700 1/3 $43.00
Shelby Cnty Judge of Probate,AL
10/14/2005 10:13:15AM FILED/CERT

Shelby County, AL 10/14/2005
State of Alabama

Deed Tax:$26.00

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $130,000.00
REO No. A050454

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 **BRIAN CRITTENDEN** (hereinafter called the "Grantee") the property commonly known as **1733 HIGHWAY 46, 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 Grantee and his/her heirs and/or assigns forever.

$ 104,000.00 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 30th day of September, 2005.

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

(CORPORATE SEAL)

By: _____
Diane K. Sanders - Vice President
Vice President

20051014000536700 2/3 $43.00
Shelby Cnty Judge of Probate, AL
10/14/2005 10:13:15AM FILED/CERT

STATE OF TEXAS)
DALLAS COUNTY)

I, Heidi A. Jones a Notary Public in and for the said County and State, hereby certify that Diane E. Sanders, 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 30th day of September 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:

Brian Crittenden

EXHIBIT A

20051014000536700 3/3 $43.00
Shelby Cnty Judge of Probate,AL
10/14/2005 10:13:15AM FILED/CERT

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

dated September 30, 2005

PROPERTY DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 290.47 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 32 SECONDS WEST A DISTANCE OF 484.27 FEET TO A SET REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE SOUTH 00 DEGREES 12 MINUTES 32 SECONDS WEST A DISTANCE OF 220.00 FEET TO A SET REBAR CORNER ON THE NORTH MARGIN OF SHELBY COUNTY HIGHWAY NO. 46; THENCE RUN NORTH 86 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE NORTH MARGIN OF SAID HIGHWAY 46 A DISTANCE OF 183.48 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 142.96 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 47 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 99.03 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 108.30 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.