Shelby County, AL 02/28/2006 State of Alabama

Deed Tax: \$29.00

Shelby Cnty Judge of Probate, AL 02/28/2006 10:50:46AM FILED/CERT

Revised 1/02/92

AL (Conventional)

STATE OF ALABAMA COUNTY OF Shelby)

SEND TAX NOTICE TO: Abraham L. Davis Distant Drive No.

WARRANTY

FOR VALUABLE CONSIDERATION of the sum of Sixty Thousand Five Hundred and No/100'S (\$60,000.00) DOLLARS, and other valuable considerations to the undersigned paid by the GRANTee herein, the receipt of which is hereby acknowledged, the undersigned FANNIE MAE A/K/A 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 Abraham L. Davis and Dorothy R. Davis AND THEIR assigns, (hereinafter called "GRANTees"), as joint tenants with right of survivorship, the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

The property is commonly known AS 55 Milam Drive, Vincent, Alabama 35178 and is more particularly described as follows:

## SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

\$31,182.00 of the purchase price was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES, Abraham L. Davis and Dorothy R. Davis as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 24th, day of February, 2006. FANNIE MAE AVA BEEDERAL NATIONAL MORTGAGE ASSOCIATION (CORPORATE SEAL) 1938

STATE OF TEXAS ) ss. COUNTY OF DALLAS)

HEIDNONES VICE PRESIDEN

THE UNDERSIGNED \_, a Notary Public in and for the said County and State, hereby certify that \_\_ Heidi Jones whose name as Nice 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, he, 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 24%Day of February 2006.

Notary Public, Texas

My Commission Expires:

(SEAL)

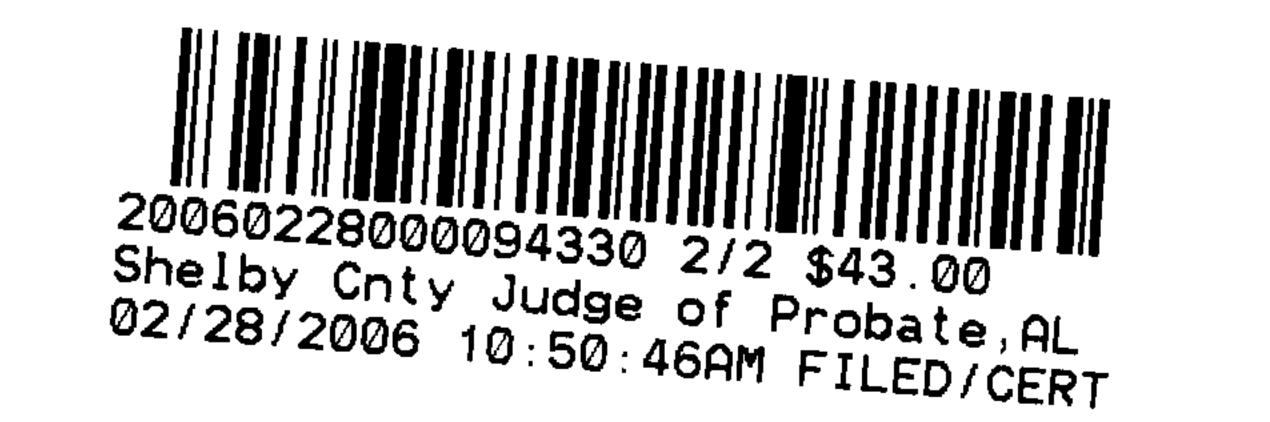
DIANE E. SANDERS Notary Public. State of Texas My Commission Expires 08-21-08 **ベース・プライン・オート・ファン・ファックング**  This instrument was prepared by: Office of Regional Counsel

Federal National Mortgage Assoc

International Plaza 11

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254-2916



Escrow File No.: 405916

## EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF TH NE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1332.13 FEET; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN SOUTH A DISTANCE OF 232.00 FEET; THENCE TURN 90 DEGREES 00 MINUTES AND RUN WEST A DISTANCE OF 674.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 280.00 FEET TO THE EASTERLY RIGHT OF WAY OF MILAN ROAD; THENCE TURN 98 DEGREES 23 MINUTES 58 SECONDS LEFT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 220.22 FEET; THENCE 90 DEGREES 09 MINUTES 33 SECONDS AND RUN NORTHEASTERLY LEAVING SAID RIGHT OF WAY A DISTANCE OF 250.52 FEET; THENCE TURN 81 DEGREES 26 MINUTES 29 SECONDS LEFT AND RUN NORTH A DISTANCE OF 180.56 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.