20060316000123370 1/2 $24.00
Shelby Cnty Judge of Probate, AL
03/16/2006 01:17:00PM FILED/CERT

Revised 1/02/92
AL (Conventional)

REO No. 53036

STATE OF ALABAMA) ss.
COUNTY OF Shelby)

SPECIAL WARRANTY DEED

Consideration $10,000.00

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 United Guaranty Residential Insurance Co.. of 230 North Elm Street, Greensboro, North Carolina 27401, and his 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 204 Canter Circle, Alabaster, Alabama, 35007 , 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, United Guaranty Residential Insurance Company , and his 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 30th day September, 2005

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Susan T. Smith
Susan T. Smith, 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 Susan T. Smith , whose name as 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, 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 30th day of September, 2005

Notary Public, Texas
My Commission Expires:
Bertha A. Potts

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Corporation
International Plaza II, Suite 11201
14221 Dallas Parkway, Dallas, TX 75254

BERTHA A. POTTS
MY COMMISSION EXPIRES
April 1, 2008

Shelby County, AL 03/16/2006
State of Alabama

Deed Tax:$10.00

Jeff Parker

20060316000123370 2/2 $24.00
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Exhibit A

Unit 32, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, page 20 A & B, in the Probate Office of Shelby County, Alabama.