

Shelby County, AL 07/21/2006 State of Alabama

Deed Tax: \$60.00

Revised 1/02/92 AL (Conventional)

CONSIDERATION: \$261,250.00

REO No. <u>A061547</u>

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 MARK A. CHAPMAN and PAULA H. CHAPMAN (hereinafter called "Grantees") the property commonly known as 5032 MEADOWBROOK ROAD, BIRMINGHAM, AL 35242 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 Grantees as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.** 

\$201,250.00 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 19TH day of July, 2006.

By:\_

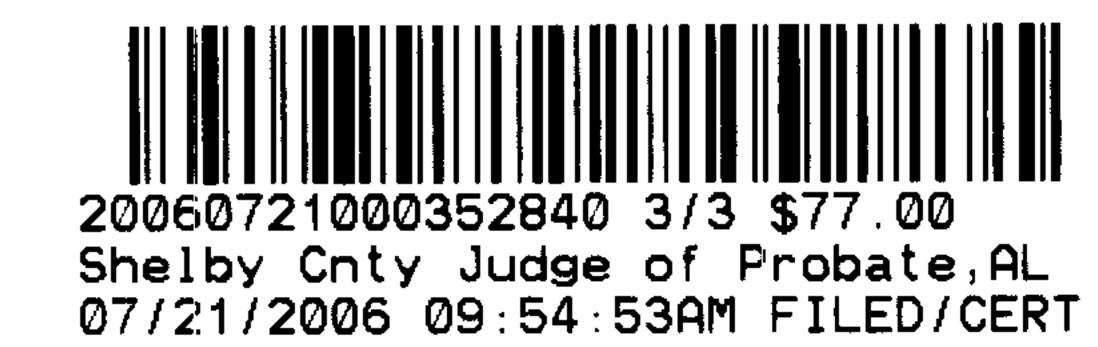
(CORPORATE SEAL)

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

Weidi Jones

- Vice President

STATE OF TEXAS)	
DALLAS COUNTY)	
I,, a Notary Public in and for the said County and State, hereby certify that, 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 19th day of July, 2006.	
Notary Public, Texas My Commission Expires:	PATRICIA MANSON  Notary Public, State of Texas  My Commission Expires 06-06-09
This instrument was prepared by: Scott J. Humphrey, Esq. (3) 3829 Lorna Road, Suite 312 Hoover, Alabama 35244	
Send Tax Notice to:  Mark A. Chanman	
Mark A. Chapman	



## EXHIBIT A attached to and made a part of Special Warranty Deed Federal National Mortgage Association to Mark A. Chapman and Paula H. Chapman dated July 19, 2006

## PROPERTY DESCRIPTION:

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Lot 30, according to the Survey of Meadow Brook 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 36, and amended by Map Book 9, Page 138, in the Probate Office of Shelby County, Alabama.