

Prepared by: Jason Lutz  
**MORRIS, SCHNEIDER & PRIOR, L.L.C.**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20060807000380280 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/07/2006 09:58:50AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

MSP FILE NO: 802.0609342AL  
LOAN NO: 0632637948/Yates

SOURCE OF TITLE:  
Instrument 20040927000533940

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **WASHINGTON MUTUAL BANK**, whose principal place of business is located at 1270 Northland Drive, Mendota Heights, MN 55120, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (950 East Paces Ferry Road, Atlanta, GA 30326-1161), its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

Unit 102, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927 to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and/or assigns, forever.

Douglas Key



IN WITNESS WHEREOF, WASHINGTON MUTUAL BANK, has caused this conveyance to be executed in its name by its undersigned officer(s), this 20th day of July, 2006.

WASHINGTON MUTUAL BANK

ATTEST:

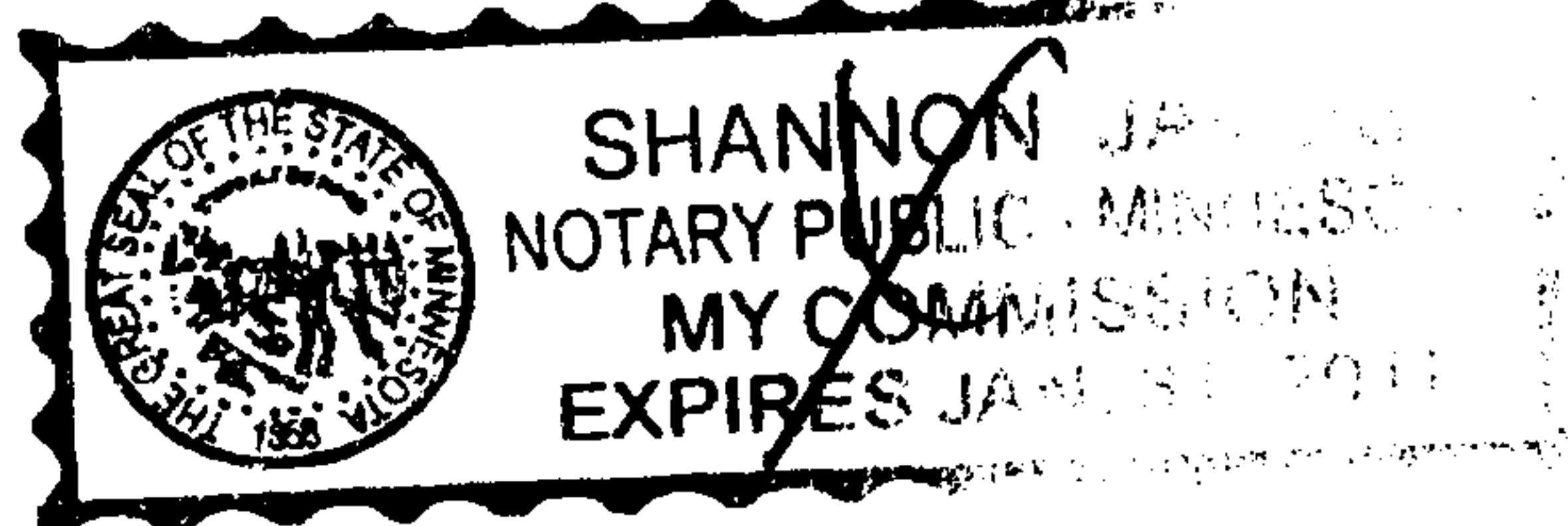
By: [Signature] By: Holly Farley  
TITLE: Becky North, AAS TITLE: Holly Farley, AVP

(Corporate Seal)

THE STATE OF MN  
COUNTY OF Dalton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Holly Farley and Becky North of WASHINGTON MUTUAL BANK, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 20th day of July, 2006.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 1-31-11

