

Revised 1/02/92 AL (Conventional)

CONSIDERATION: \$171,000.00

REO No. <u>A061810</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 DON BROWNING and BARBARA D. BROWNING (hereinafter called "Grantees") the property commonly known as 805 ROUND HILL ROAD, PELHAM, AL 35124 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**.

\$\frac{171,0000000}{\text{out}} \text{ 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 20 day of December, 2006.

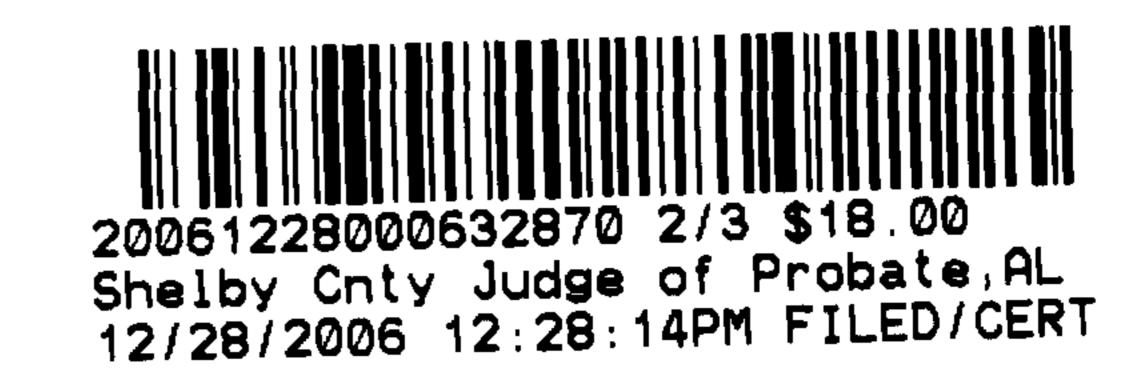
By:

(CORPORATE SEAL)

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

Heidi Jones

- Vice President



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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 FEDERA 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 an as the act of said corporation.
Given under my hand and seal of office, this the 20 day of December, 2006. Notary Public, Texas My Commission Expires:
D. VANESSA BROWN Notary Public, State of Texas Notary Public State of Texas My Commission Expires 08-21-10
This instrument was prepared by: Scott J. Humphrey, Esq. (2)

3829 Lorna Road, Suite 322

Hoover, Alabama 35244

Send Tax Notice to:

Don Browning

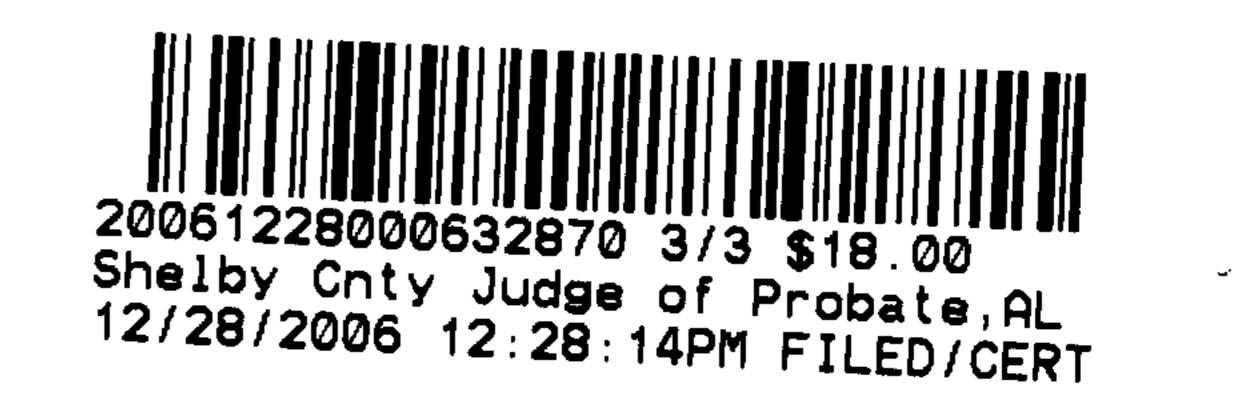


EXHIBIT A attached to and made a part of Special Warranty Deed Federal National Mortgage Association to

Don Browning and Barbara D. Browning dated 12 20 , 2006

PROPERTY DESCRIPTION:

Lot 27, Block 1, according to the Survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, Shelby County, Alabama.