20070130000044920 1/3 $19.00
Shelby Cnty Judge of Probate, AL
01/30/2007 02:05:12PM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $122,700.00
REO No. **A066125**

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 **ROBERT C. MILTON, JR.** (hereinafter called "Grantee") the property commonly known as **112 MERIMEADOWS DRIVE, CALERA, AL 35040** 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 Grantee and his/her heirs and/or assigns forever.

$ 120,804.00 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 18 day of January, 2007.

Shelby County, AL 01/30/2007
State of Alabama

Deed Tax:$2.00

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

(CORPORATE SEAL) FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

By: _____
Heidi Jones Vice President

Scott Humphrey

STATE OF TEXAS)
COUNTY OF DALLAS)

I, Deborah Komperda, a Notary Public in and for the said County and State, hereby certify that Heidi Jones, 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 18 day of January, 2007.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 07-31-10

This instrument was prepared by:
Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 322
Hoover, Alabama 35244

20070130000044920 2/3 $19.00
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Tax Notice:
Robert C. Milton, Jr.
112 Merimeadows Drive
Calera, AL 35040

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Robert C. Milton, Jr.

dated 1/18/, 2007

PROPERTY DESCRIPTION:

Lot 62, in the Meadows at Meriweather, Phase 1, as recorded in Map Book 33, Page 69, in the Probate Office of Shelby County, Alabama.

20070130000044920 3/3 $19.00
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