20070205000053100 1/3 $192.00
Shelby Cnty Judge of Probate, AL
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Revised 1/02/92
AL (Conventional)

CONSIDERATION: $175,000.00
REO No. **A067543**

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantees, 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 **STEVEN CURVIN and SHANNON CURVIN** (hereinafter called "Grantees") the property commonly known as **585 HIGHWAY 333, CHELSEA, AL 35051** 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.**

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $210,000.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $210,000.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee and shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

$ 140,000.00 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 17 day of January, 2007.

Shelby County, AL 02/05/2007
State of Alabama

Deed Tax:$175.00

Scott Humphrey

(CORPORATE SEAL)

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

By: _____
Heidi Jones - Vice President

STATE OF TEXAS)
DALLAS COUNTY)

I, Diane E. Sanders, 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 17 day of January, 2007.

_____
Notary Public, Texas
My Commission Expires:

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

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

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Send Tax Notice to:

Steven Curvin
115 Outback Trail
Sterrett, AL 35147

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Steven Curvin and Shannon Curvin
dated 1/17/, 2007

PROPERTY DESCRIPTION:

Commence at the SE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 7 minutes 12 seconds West along the South line of said section a distance of 685.49 feet to the Point of Beginning; thence continue along the last described course a distance of 685.49 feet; thence North 1 degree 36 minutes 46 seconds East a distance fo 434.56 feet; thence South 88 degrees 23 minutes East a distance of 400.00 feet; thence North 01 degree 36 minutes 46 seconds East a distance of 443.43 feet; thence North 88 degrees 23 minutes 14 seconds West, a distance of 400.00 feet; thence North 01 degree 36 minutes 46 seconds East, a distance of 774.86 feet; thence North 89 degrees 34 minutes 26 seconds East, a distance of 112.10 feet to the Westerly and Southerly right of way of Shelby County Highway 333; thence South 40 degrees 54 minutes 3 seconds West along said right of way a distance of 45.92 feet; thence South 67 degrees 40 minutes 50 seconds East along said right of way a distance of 104.14 feet; thence South 3 degrees 18 minutes 29 seconds East and leaving said right of way a distance of 508.45 feet; thence South 85 degrees 47 minutes 13 seconds East, a distance of 461.67 feet; thence South 1 degree 37 minutes 53 seconds West a distance of 1017.14 feet to the Point of Beginning.

Subject to a 30 foot ingress, egress easement described as follows: Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County Alabama; thence North 89 degrees 36 minutes 12 seconds East along the North line of said 1/4 - 1/4 section a distance of 677.13 feet; thence North 0 degrees 21 minutes 39 seconds East a distance of 210.13 feet; thence South 89 degrees 35 minutes 0 seconds East a distance of 171.59 feet to the Point of Beginning of the centerline of a 30 foot ingress, egress easement lying 15 feet to either side of described centerline; thence North 58 degrees 36 minutes 15 seconds East along said centerline 44.62 feet; thence North 65 degrees 13 minutes 07 seconds East along said centerline 249.88 feet; thence North 78 degrees 44 minutes 38 seconds East along said centerline 65.71 feet; thence South 84 degrees 18 minutes 12 seconds East along said centerline 62.65 feet; thence South 76 degrees 29 minutes 34 seconds East along said centerline 162.80 feet; thence South 85 degrees 11 minutes 17 seconds East along said centerline 75.73 feet; thence North 75 degrees 3 minutes 45 seconds along said centerline 35.43 feet to the right of way of Shelby County Highway 333 and the end of said centerline, according to the survey of Rodney Shiflett, dated October 14, 2002.

Also Subject to a 20 foot ingress egress easement lying 20 feet to the East of and parallel to the following described line: Commence at the SE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 7 minutes 12 seconds West along the South line of said section a distance of 685.49 feet; thence continue along the last described course a distance of 685.49 feet; thence North 1 degree 36 minutes 46 seconds East a distance of 867.99 feet to the point of beginning of said paralell easement line; thence continue along he last described course a distance of 774.86 feet to the point of ending of said parallel easement line.

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