

20070221000080080 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/21/2007 03:12:16PM FILED/CERT

Revised 1/02/92  
AL (Conventional)

CONSIDERATION: \$80,000.00  
REO No. A061557

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 **CHRIS HOLCOMBE** (hereinafter called "Grantee") the property commonly known as **126 HIGHWAY 313, COLUMBIANA, 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 Grantee and his/her heirs and/or assigns forever.

\$ 64,000.00 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 15 day of February, 2007.

(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

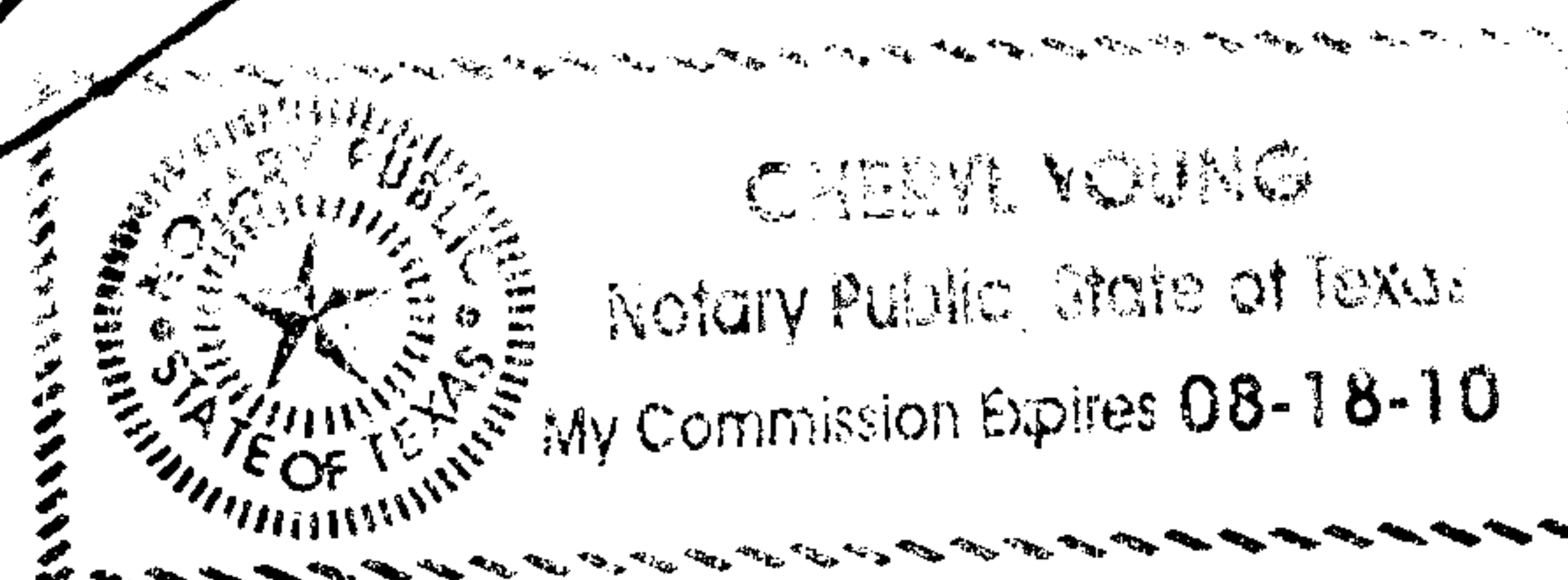
20070221000080080 2/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/21/2007 03:12:16PM FILED/CERT


STATE OF TEXAS     )  
COUNTY OF DALLAS )

I, **Cheryl Young**, 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 15 day of February, 2007.

\_\_\_\_\_  
Notary Public, Texas  
My Commission Expires:



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

Tax Notice:

Chris Holcombe

126 Hwy 313  
Columbia, AL 35051

20070221000080080 3/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/21/2007 03:12:16PM FILED/CERT

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

dated 2/15, 2007

PROPERTY DESCRIPTION:

Begin at the SW corner of the NE 1/4 of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; thence run North along the West line thereof 105.47 feet; thence 92 degrees 05 minutes 41 seconds right run 267.61 feet; thence 108 degrees 26 minutes 49 seconds right run 114.27 feet; thence 100 degrees 18 minutes left run 150.15 feet to the Westerly right of way of Shelby County Highway 313; thence turn 90 degrees 09 minutes 14 seconds right and run along said right of way 149.91 feet; thence 82 degrees 32 minutes 53 seconds right run 350.97 feet to the West line of the SW 1/4 - SW 1/4 - NW 1/4 of said Section; thence run North along said West line thereof 169.1 feet to the point of beginning.

Shelby County, AL 02/21/2007  
State of Alabama

Deed Tax: \$16.00