20070221000080190 1/2 $24.00
Shelby Cnty Judge of Probate, AL
02/21/2007 03:55:40PM FILED/CERT

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

Deed Tax:$10.00

$10,000.00 value

Revised 1/02/92
AL (Conventional)

REO No. A066807

STATE OF ALABAMA) ss.
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto TRIAD GUARANTY INSURANCE CORPORATION, incorporated in the State of Illinois, and his assigns, (hereinafter called "Grantee"), the following described property situated in SHELBY County, State of Alabama, described as follows, to-wit:

The property is commonly known as 2029 BRAE TRAIL BIRMINGHAM, AL 35242 and is more particularly described on 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, TRIAD GUARANTY INSURANCE CORPORATION, and his assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: 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 30TH day OCTOBER 2006.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: Lori R. Elder
LORI R. ELDER, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

I, Bertha A. Potts, a Notary Public in and for the said County and State, hereby certify that LORI R. ELDER, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed if the contents of the conveyance, he, 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 30TH day of OCTOBER 2006

Bertha A. Potts
Notary Public, Texas
My Commission Expires:

BERTHA A. POTTS
Notary Public
STATE OF TEXAS
My Comm. Exp. April 1, 2008

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Corporation
International Plaza II, Suite 11201
14221 Dallas Parkway,
Dallas, TX 75254

20070221000080190 2/2 $24.00
Shelby Cnty Judge of Probate,AL
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Exhibit A

Lot 8, according to the 2nd Amended Plat of Amended Plat of the Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, in the Probate Office of Shelby County, Alabama.