



20070315000116730 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/15/2007 09:07:09AM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$145,000.00
REO No. **A062103**

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 **GRACE D. CRAWFORD** (hereinafter called "Grantee") the property commonly known as **21 CLOVER DRIVE, BIRMINGHAM, AL. 35242** 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.

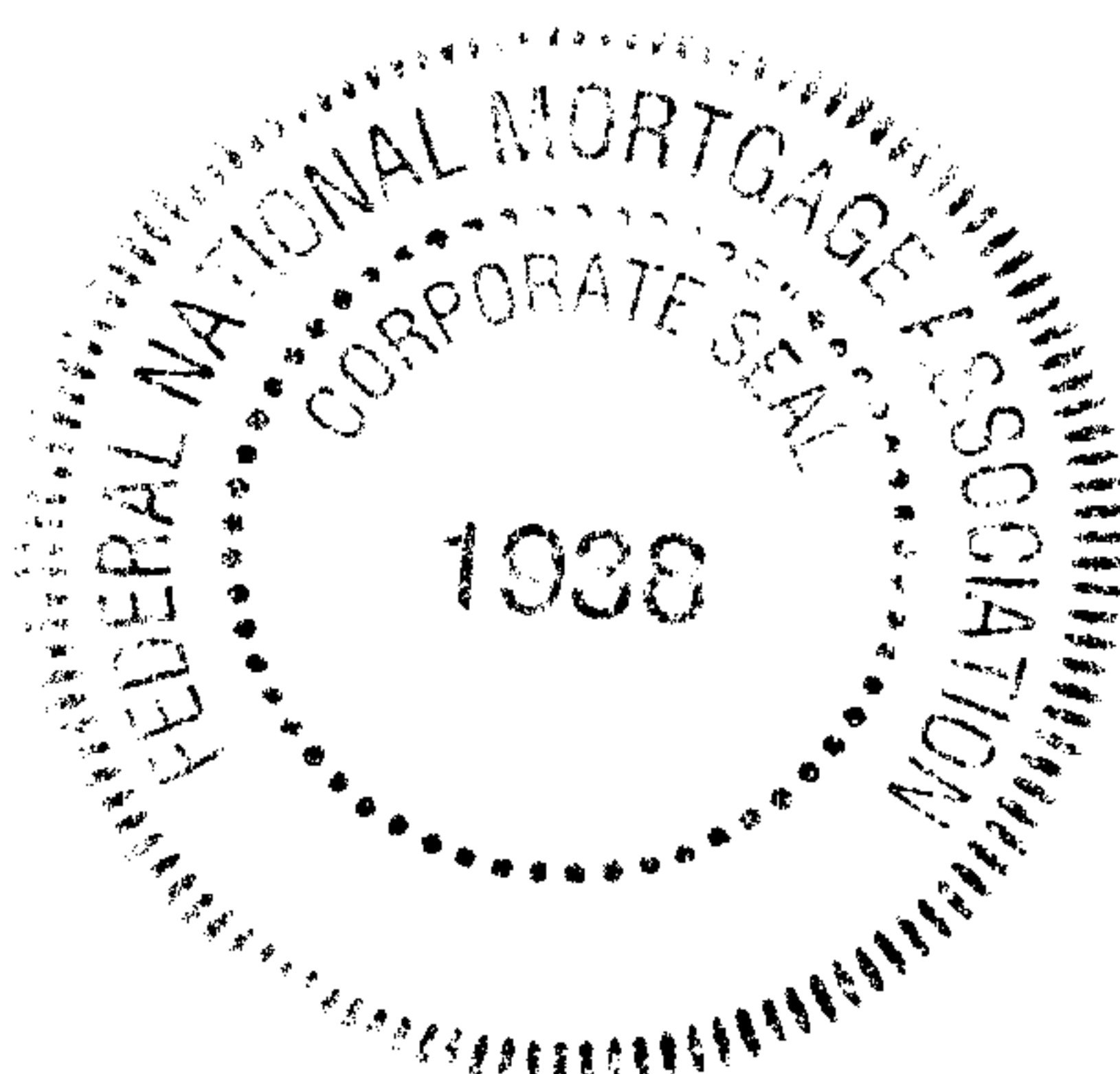
\$145,000.⁰⁰ of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 31 day of January, 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



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STATE OF TEXAS)
COUNTY OF DALLAS)

I, Patricia Manson, 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 31 day of January, 2007.

[Signature]
Notary Public, Texas
My Commission Expires:



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

Tax Notice:
Grace D. Crawford
21 Clover Drive
Birmingham, AL 35242

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

dated 1/31/, 2007

PROPERTY DESCRIPTION:

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West; thence run East along the North line of said 1/4-1/4 section a distance of 311.15 feet to the centerline of the old Dunnivant Dirt Road; thence turn an angle of 129 degrees 52 minutes to the right and run along the centerline of said dirt road a distance of 54.43 feet to the point of beginning; thence continue in the same direction along the centerline of said dirt road a distance of 69.80 feet; thence turn an angle of 10 degrees 40 minutes to the left and continue along the old Dunnivant Dirt Road a distance of 86.50 feet; thence turn an angle of 69 degrees 13 minutes 39 seconds to the left and run a distance of 260.96 feet to a point on the Northeast right-of-way line of Shelby County Highway No. 41; thence run an angle of 97 degrees 25 minutes 41 seconds to the left to the Tangent of a right-of-way curve, and run along said right-of-way curve (whose Delta Angle is 2 degrees 42 minutes 10 seconds to the left, radius is 3041.50 feet; Tangent is 71.74 feet; length of Arc is 143.47 feet) to the P.C. of said curve; thence continue along said right-of-way a distance of 148.53 feet; thence turn an angle of 93 degrees 30 minutes to the left and run a distance of 36.88 feet; thence turn an angle of 13 degrees 41 minutes to the left and run a distance of 103.72 feet; thence turn an angle of 5 degrees 23 minutes 42 seconds to the left and run a distance of 151.96 feet to the point of beginning. Mineral and mining rights excepted.