20070320000126540 1/3 $20.50
Shelby Cnty Judge of Probate,AL
03/20/2007 10:57:02AM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $69,900.00
REO No. **A060903**

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 **MICHAEL MONTI** (hereinafter called "Grantee") the property commonly known as **110 ORANGEWOOD CIRCLE, 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.

$ 60,400.00 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 8 day of March, 2007.

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

(CORPORATE SEAL)

By: _____
Heidi Jones - Vice President

Shelby County, AL 03/20/2007
State of Alabama

Deed Tax:$3.50

Scott Hannah

20070320000126540 2/3 $20.50
Shelby Cnty Judge of Probate, AL
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STATE OF TEXAS)
DALLAS COUNTY)

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 8 day of March, 2007.

Notary Public, Texas
My Commission Expires:

CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-10

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

Send Tax Notice to:

Michael Monti
110 Orangewood Circle
Calera, AL 35040

20070320000126540 3/3 $20.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Michael Monti
dated 3/8/07, 2007

PROPERTY DESCRIPTION:

A parcel of land situated in the Northeast one quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama. Described as follows: Commence at the Northeast corner of said Section 5 and run in a Southerly direction along the East line for a distance of 1542.93 feet to the point on the centerline of Southern Railway (100 foot right of way); thence turn a deflection angle right of 90 degrees 17 minutes 57 seconds and run in a Westerly direction along said centerline for a distance of 503.19 feet to the point of commencement of a curve to the right; said curve having a radius of 2886.98 feet, a central angle of 7 degrees 42 minutes 26 seconds , a tangent distance of 194.47 feet, a deflection angle right of 05 degrees 00 minutes 20 seconds to a chord, a chord length of 388.06 feet; thence run along arc of said curve and along said centerline for a distance of 388.35 feet; thence run a deflection angle right 82 degrees 31 minutes 43 seconds from chord and run in a Northerly direction for a distance of 54.47 feet to the Northern most right of way of said Norfolk Southern Railway and the point of commencement of a curve to the right, also being the point of beginning; said curve having a radius of 2886.98 feet, a central angle of 02 degrees 26 minutes 21 seconds , tangent distance of 61.46 feet, a deflection angle left 80 degrees 05 minutes 16 seconds to a chord and an arc length of 122.90 feet; thence run along arc of said curve and along said Northern most right of way for a distance of 122.90 feet; thence run a deflection angle right 81 degrees 07 minutes 12 seconds from chord and run in a Northerly direction for a distance of 203.13 feet to the Southern most right of way line of Orangewood Circle (40 foot right of way); thence turn a deflection angle right 68 degrees 48 minutes 01 seconds and run in a Northeasterly direction along said Southern most right of way line for a distance of 125.00 feet; thence turn a deflection angle right 110 degrees 10 minutes 04 seconds and run in a Southerly direction for a distance of 267.33 feet to the point of beginning.