20070327000137310 1/3 $18.00
Shelby Cnty Judge of Probate,AL
03/27/2007 01:22:48PM FILED/CERT

Revised 1/02/92
AL (Conventional)

CONSIDERATION: $120,000.00
REO No. **A061543**

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 **CHRISTOPHER PHILLIPS** (hereinafter called "Grantee") the property commonly known as **1232 9TH AVENUE SW, ALABASTER, ALABAMA 35007** 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.

$ 120,000.00 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 9 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

Scott Hutchinson

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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 9 day of March, 2007.

Notary Public, Texas
My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
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

Tax Notice:
Christopher Phillips

20070327000137310 3/3 $18.00
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
Christopher Phillips

dated 3/9/, 2007

PROPERTY DESCRIPTION:

Lot 23, Block 2, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.