

Revised 1/02/92 AL (Conventional)

CONSIDERATION: \$120,000.00

REO No. <u>A061543</u>

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 9<sup>TH</sup> 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 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 2007.

(CORPORATE SEAL)

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

Heidi Jones

- Vice President

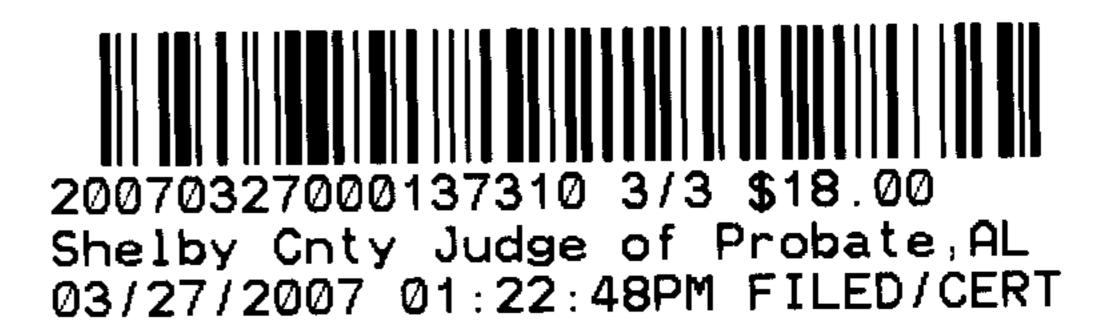
20070327000137310 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 03/27/2007 01:22:48PM FILED/CERT

STATE OF TEXAS ) COUNTY OF DALLAS )
I,Cheryl Young, a Notary Public in and for the said County and Stathereby certify thatHeidi Jones, whose name as Vice President of FEDER 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 we is known to me, acknowledged before me on this day, that, being informed of the contents the conveyance, he/she as such officer and with full authority, executed the same voluntation and as the act of said corporation.
Given under my hand and seal of office, this the
This instrument was prepared by: Scott J. Humphrey, Esq., 3829 Lorna Road, Suite 322 Hoover, Alabama 35244
Tax Notice: Christopher Phillips

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

to Christopher Phillips

dated  $\frac{3}{9}$ , 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.