

20070328000139260 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/28/2007 11:19:43AM FILED/CERT

INVESTOR NUMBER: 4004438447

PHH MORTGAGE CORPORATION LOAN NUMBER: 0030176515

MORTGAGOR(S): THOMAS J. MAYS AND JANA O. MAYS

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL. 35255-5727

Value
\$ 204,755.54

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 476-A, according to the resurvey, as recorded in Map Book 22, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 476 and 477, of Weatherly Treymoor Abbey, Sector 22.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation, a corporation, has caused this conveyance to be executed by Marc J. Hinkle, its Vice President, who is duly authorized, on the 12th day of February, 2007.

Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation

[AFFIX SEAL]

By:
Its

Marc J. Hinkle
Marc J. Hinkle, Vice President

STATE OF New Jersey

COUNTY OF Burlington

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Marc Hinkle, whose name as Vice President of Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation, a corporation, 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 official seal this the 12th day of February, 2007.

Sharonna Kenya Howard
NOTARY PUBLIC

My Commission Expires:

6/26/2011

OFFICIAL SEAL
SHARONNA KENYA HOWARD
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXP. JUNE 26, 2011