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

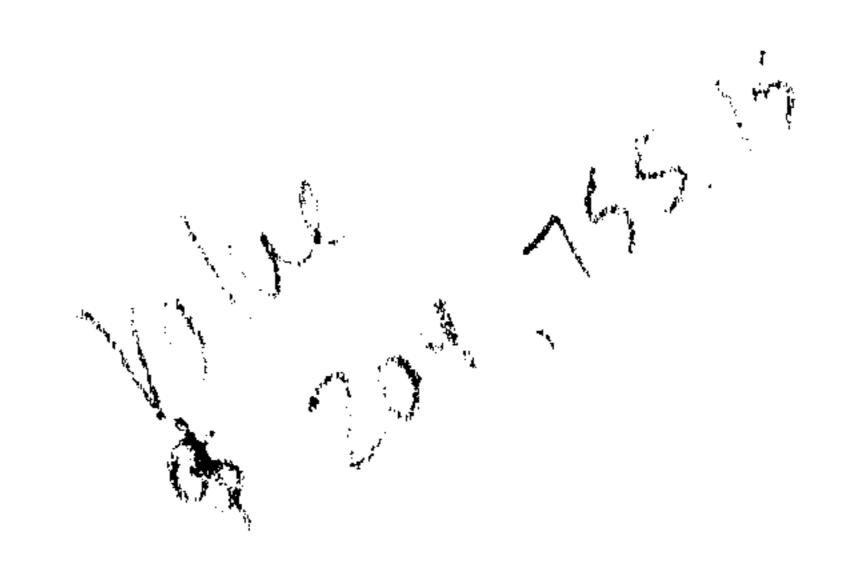
MORTGAGOR(S): THOMAS J. MAYS AND JANA O. MAYS

THIS INSTRUMENT PREPARED BY:

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

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 10th day of February,
<u>2007</u> .
Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation f/k/a
Cendant Mortgage Corporation
[AFFIX SFAI]
$m_{\lambda} \gamma I I$
By:
Its Marc 1. Higher 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 dix De, whose name
as Vice Phloident 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 40bruary ,2007.
Given under my name and official scar tills the day of day of ,
Slaunce Jenja Honol
Marine Chara Chara
NOTADY DUDI IC
NOTARY PUBLIC
Na. Carania i an Euraina
My Commission Expires:
$\underline{\underline{W}} \underline{x} \underline{w} \underline{x} \underline{w} \underline{x} \underline{w} \underline{x} \underline{w} \underline{x} \underline{w} \underline{x} \underline{w} \underline{w} \underline{w} \underline{w} \underline{w} \underline{w} \underline{w} w$

OFFICIAL SEAL
SHARONNA KENYA HOWARD
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXP. JUNE 26, 201