

Revised 1/02/92
AL (Conventional)

CONSIDERATION: **\$142,500.00**
REO No. **A069781**

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantees, 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 **CLAYTON MORGAN** (hereinafter called "Grantee") the property commonly known as **1111 STAGECOACH ROAD, ALABASTER, AL 35007** and as more particularly described in the Exhibit A, attached hereto and made a part hereof by this reference.

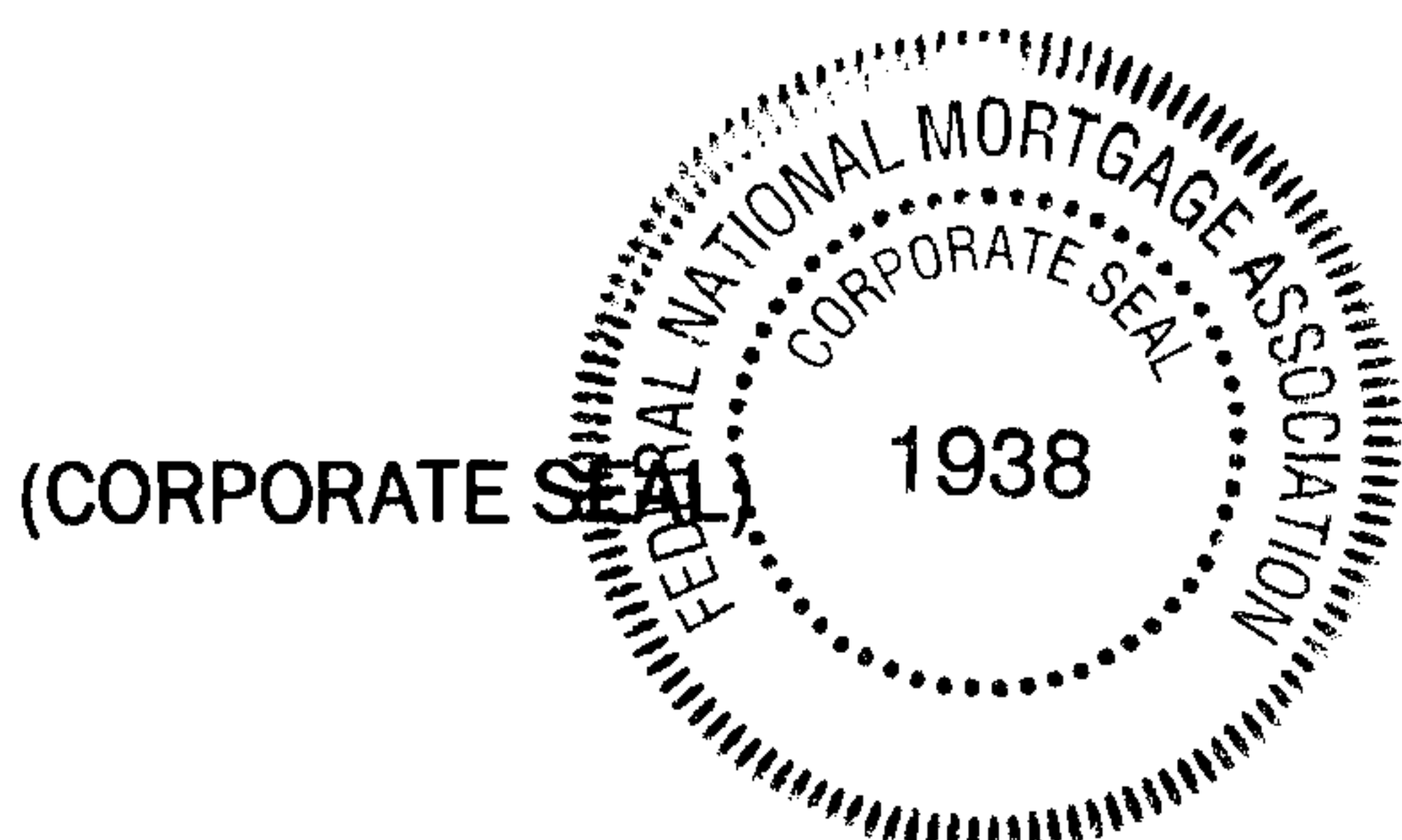
TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee and his heirs and/or assigns forever.

\$ 154,683.00 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 11 day of May, 2007.



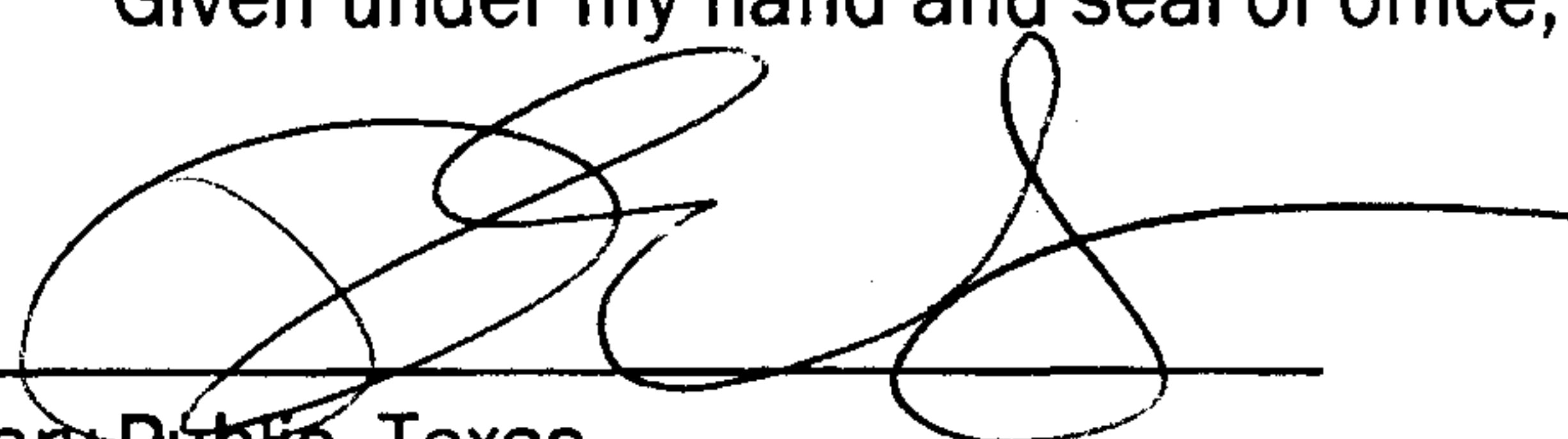
FEDERAL NATIONAL MORTGAGE ASSOCIATION
(a/k/a Fannie Mae) organized and existing under
the laws of the United States of America

By: Heidi Jones - Vice President

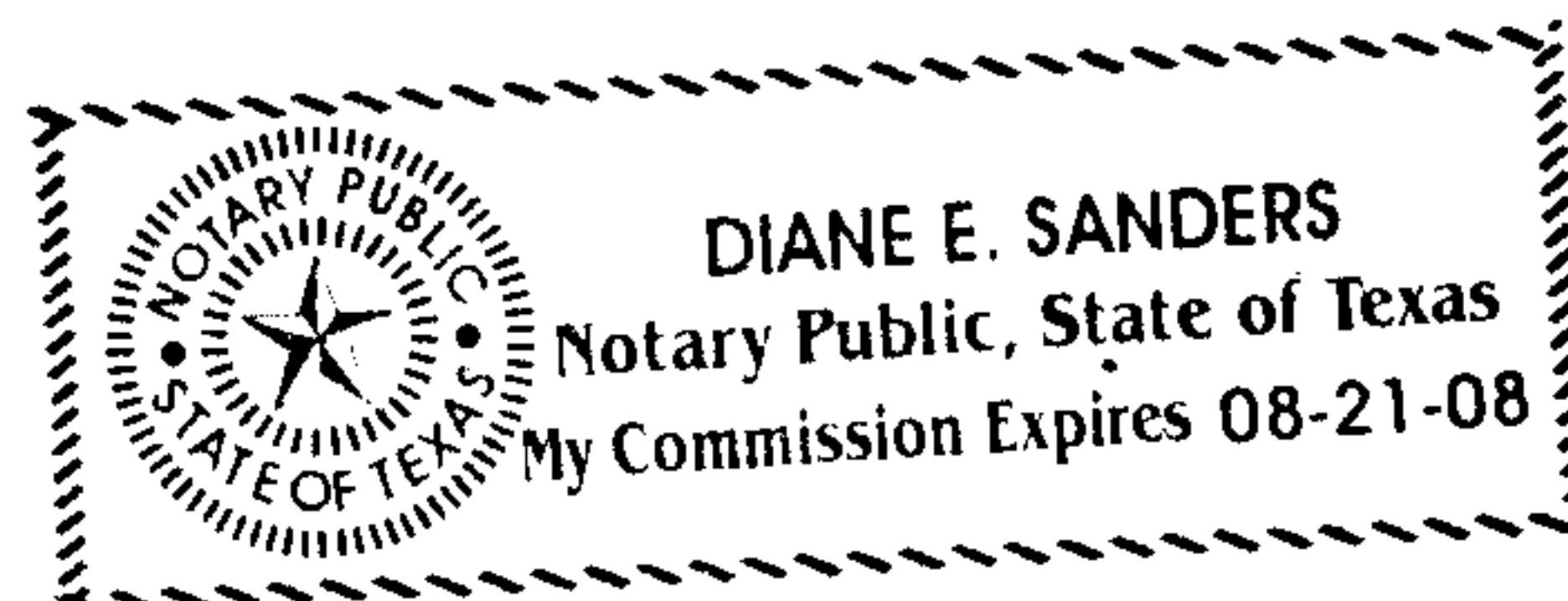
STATE OF TEXAS)
DALLAS COUNTY)

I, Diane E. Sanders, 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 11 day of May, 2007.



Notary Public, Texas
My Commission Expires:



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

Send Tax Notice to:

Clayton Morgan


20070515000227940 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/15/2007 03:49:46PM FILED/CERT

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Clayton Morgan
dated 5/11, 2007

PROPERTY DESCRIPTION:

A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence run east along said 1/4-1/4 line for a distance of 271.00 feet to an iron pin found, said point being the point of beginning; thence continue along last course for a distance of 294.82 feet to an iron pin found; thence deflect an angle right of 66 degrees 47 minutes 30 seconds and run a distance of 468.45 feet to an iron pin set, said point lying on the North right of way of Stage Coach Road having a 40.00 right of way; thence deflect an angle right of 75 degrees 00 minutes 29 seconds and run a distance of 187.45 feet along said right of way to an iron pin set, said point being the point of curvature; thence deflect an angle left of 00 degrees 57 minutes 43 seconds and run along said right of way a chord distance of 83.16 feet through a curve with a radius of 2080.64 and a delta of 2 degrees 17 minutes 25 seconds to an iron pin set; thence deflect an angle left to 1 degrees 15 minutes 42 seconds and run along said right of way a distance of 60.24 feet to an iron pin set; thence deflect an angle right of 111 degrees 15 minutes 23 seconds and run a distance of 675.49 feet to the point of beginning.



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