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Shelby Cnty Judge of Probate, AL
07/17/2007 12:00:09PM FILED/CERT

INVESTOR NUMBER: 1683493473

GMAC MORTGAGE, LLC LOAN NUMBER: 0414767988

MORTGAGOR(S): JOHN THOMASON AND ELAINE THOMASON

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
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., solely as nominee for GMAC Mortgage, LLC**, 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:

Commence at the Northwest corner of Section 26, Township 19 South, Range 1 East; thence run South along the West boundary line for 1335.72 feet; thence turn an angle of 91 degrees 01 minutes 26 seconds left and run 241.23 feet to the point of beginning; thence turn an angle of 88 degrees 58 minutes 17 seconds and run 326.6 feet; thence turn an angle of 88 degrees 58 minutes 13 seconds right and run left 222.03 feet; thence turn an angle of 91 degrees 02 minutes 12 seconds right and run 182.12 feet; thence turn an angle of 18 degrees 22 minutes 39 seconds to the right and run 82.72 feet to the Southerly right of way line of a pipe line; thence turn an angle of 48 degrees 27 minutes 15 seconds right and run along said pipe line right of way for 174. 31 feet; thence turn an angle of 22 degrees 24 minutes 15 seconds right and run 35.92 feet to the point of beginning. Together with a 20 foot wide non-exclusive easement for ingress and egress being more particularly described as follows: Commencing at the Northwest corner of Section 26, Township 19 South, Range 1 east; thence South 1 degree 21 minutes 41 seconds West along the West boundary line of said section for a distance of 1335.72 feet; thence south 89 degrees 39 minutes 45 seconds East, a distance 241.23 feet; thence continuing East along said line a distance of 35.92 feet; thence North 67 degrees 56 minutes 00 seconds East, a distance of 174.31 feet; thence North 19 degrees 28 minutes 45 seconds East, a distance of 40.93 feet to the point of beginning of the centerline of a 20 foot wide easement for ingress/egress; thence North 40 degrees 13 minutes 04 seconds East, a distance of 21.15 feet; thence North 42 degrees 02 minutes 06 seconds East, a distance of 21.15 feet; thence North 42 degrees 02 minutes 06 seconds East, a distance of 17.67 feet; thence North 63 degrees 04 minutes 23 seconds East, a distance of 59.68 feet; thence North 53 degrees 32 minutes 25 seconds East, a distance of 47.16 feet; thence North 37 degrees 49 minutes 44 seconds East, a distance of 44.85 feet; thence North 29 degrees 34

minutes 51 seconds East, a distance of 62.21 feet; thence North 18 degrees 35 minutes 43 seconds East, a distance of 66.30 feet; thence North 2 degrees 56 minutes 36 seconds East, a distance of 71.26 feet; thence North 6 degrees 51 minutes 11 seconds West, a distance of 100.86 feet; thence North 20 degrees 15 minutes 03 seconds West, a distance of 45.53 feet; thence North 35 degrees 54 minutes 48 seconds West a distance of 109.71 feet, thence North 5 degrees 13 minutes 01 second West, a distance of 41.91 feet; thence North 1 degree 55 minutes 58 seconds East, a distance of 220 feet more or less, to the South right of way line of U.S. Highway No. 280 to the point of ending.

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., solely as nominee for GMAC Mortgage, LLC**, a corporation, has caused this conveyance to be executed by Mary Taylor, its Limited Signing Officer who is duly authorized, on the _____ day of _____, _____.

Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC
[AFFIX SEAL]

By:
Its

Mary Taylor
Mary Taylor
Assistant Secretary

STATE OF PA

COUNTY OF Montgomery

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mary Taylor, whose name as Assistant Secretary of Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage, LLC, 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 22 day of May, 2007.

N. Shelton

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Nikole Shelton, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Aug. 11, 2010

Member, Pennsylvania Association of Notaries