

Revised 1/02/92  
AL (Conventional)

CONSIDERATION: \$69,500.00  
REO No. A072752

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 **JOHN FOSTER**. (hereinafter called "Grantee") the property commonly known as **110 PHILLIPS CIRCLE, COLUMBIANA, AL 35051** 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.

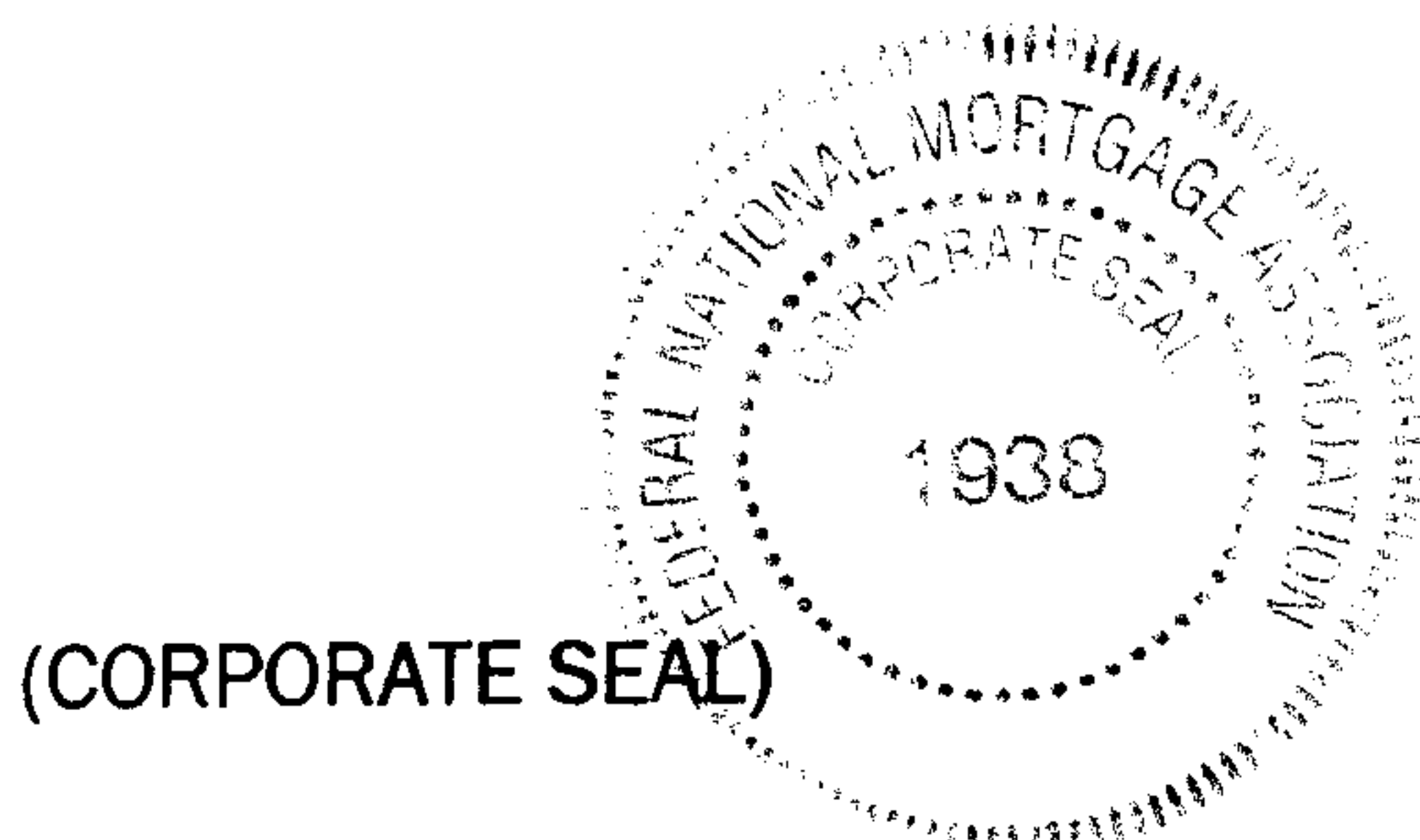
This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption, and to any covenants and restrictions of record and matters that an accurate survey would reveal.

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 29 day of June, 2007.

Shelby County, AL 07/17/2007  
State of Alabama

Deed Tax: \$69.50



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

By: [Signature]  
Hendi Jones Vice President

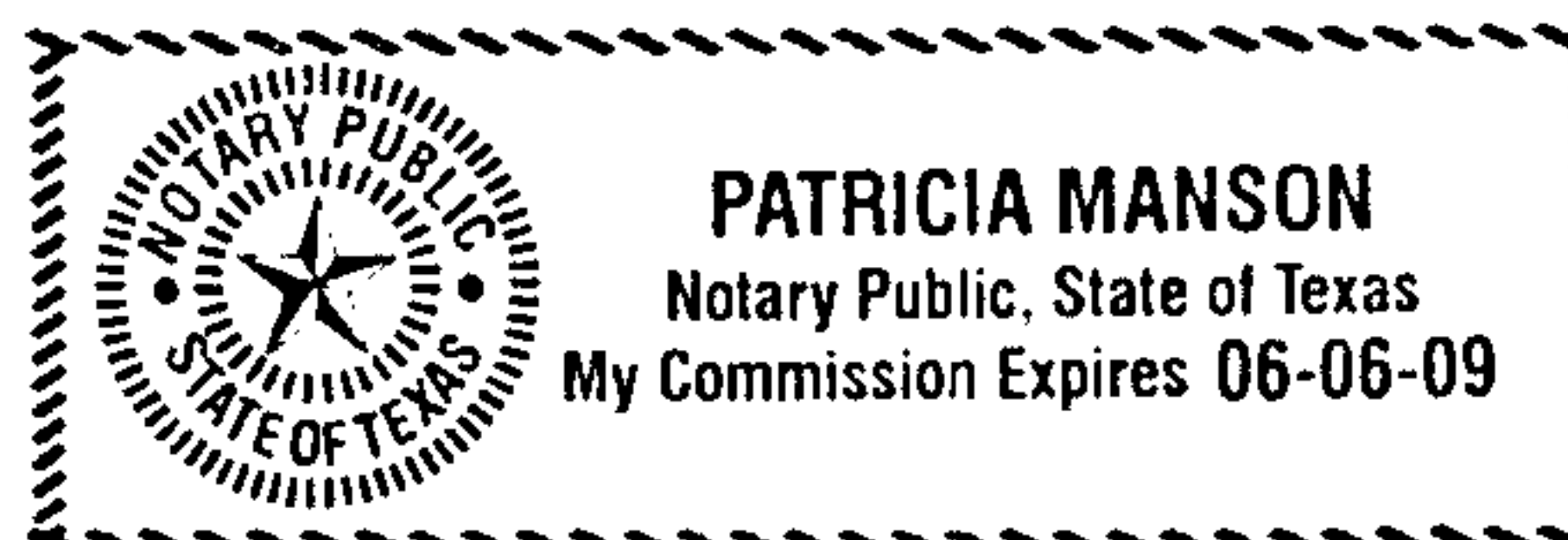
STATE OF TEXAS     )  
COUNTY OF DALLAS )

I, Patricia Manson, 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 24 day of June,  
2007.

[Signature]

Notary Public, Texas  
My Commission Expires:



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

Tax Notice:  
John Foster

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

dated 6/29/, 2007

PROPERTY DESCRIPTION:

Lot 5, of Block 1, of Columbiana Homes, Inc., Subdivision of the Town of Columbiana, Alabama, as the same appears of record in the Probate Office of the Town of Columbiana, according to the map as recorded in Map Book 3, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.