

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$115,625.00
REO No. A065960

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 GEORGE WIGGIN and DONNA WIGGIN (hereinafter called "Grantees") the property commonly known as 102 MORNING SUN DRIVE, BIRMINGHAM, AL 35242 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 Grantees as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

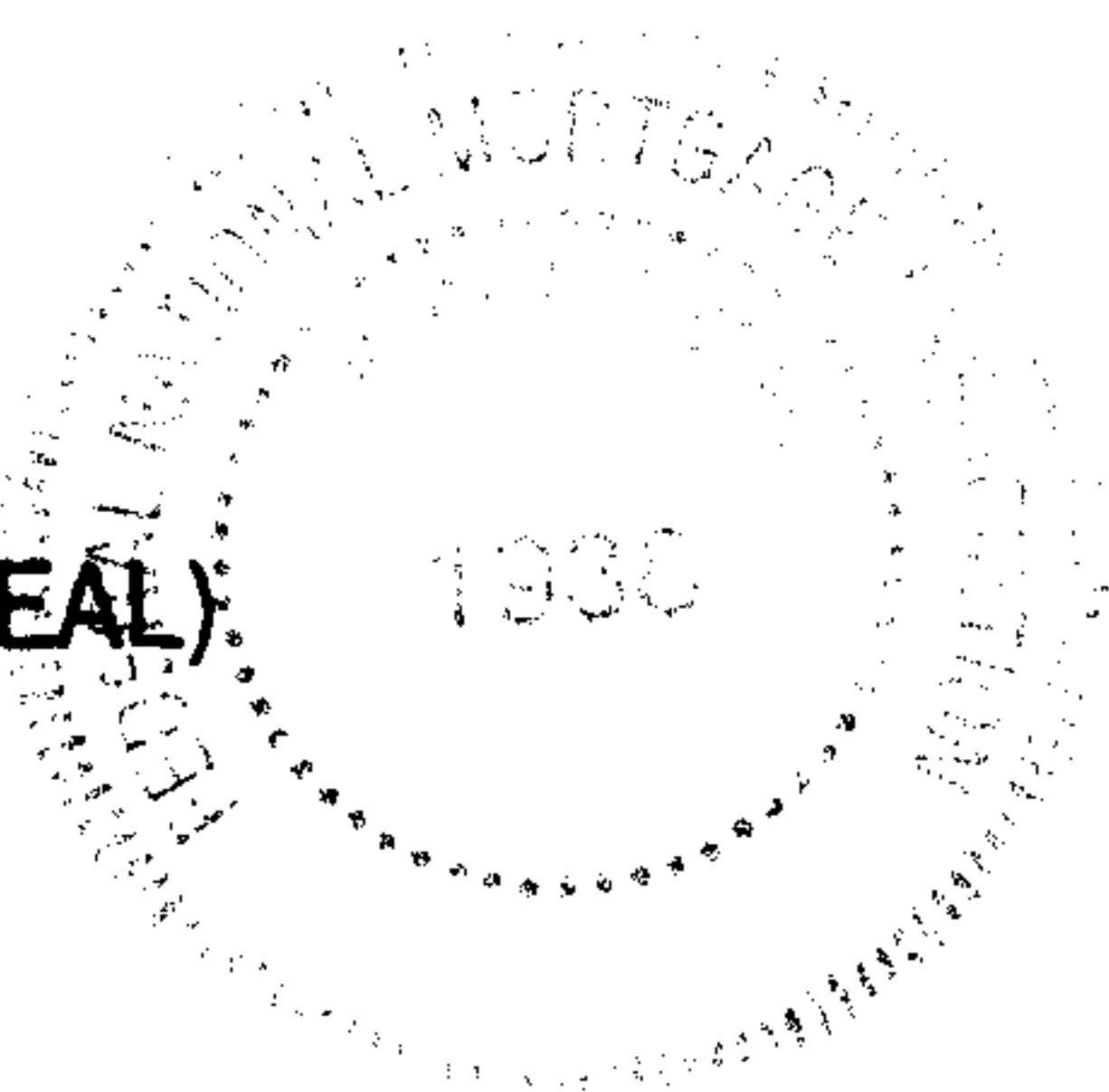
\$ 109,843.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 18 day of July, 2007.

(CORPORATE SEAL)



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

20070802000360390 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/02/2007 12:32:29PM FILED/CERT

STATE OF TEXAS)
DALLAS COUNTY)

I, Cheryl Young, 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 18 day of July, 2007.

Notary Public, Texas
My Commission Expires:



Shelby County, AL 08/02/2007
State of Alabama

Deed Tax:\$6.00

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

Send Tax Notice to:

George Wiggin



20070802000360390 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/02/2007 12:32:29PM FILED/CERT

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
George Wiggin and Donna Wiggin
dated 7/18, 2007

PROPERTY DESCRIPTION:

Unit 102, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2110-40927 to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.