

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$189,000.00
REO No. A069665

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 MICHAEL H. THETFORD and IVETA THETFORD (hereinafter called "Grantees") the property commonly known as 156 TREYMOOR DRIVE, 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 Grantees as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

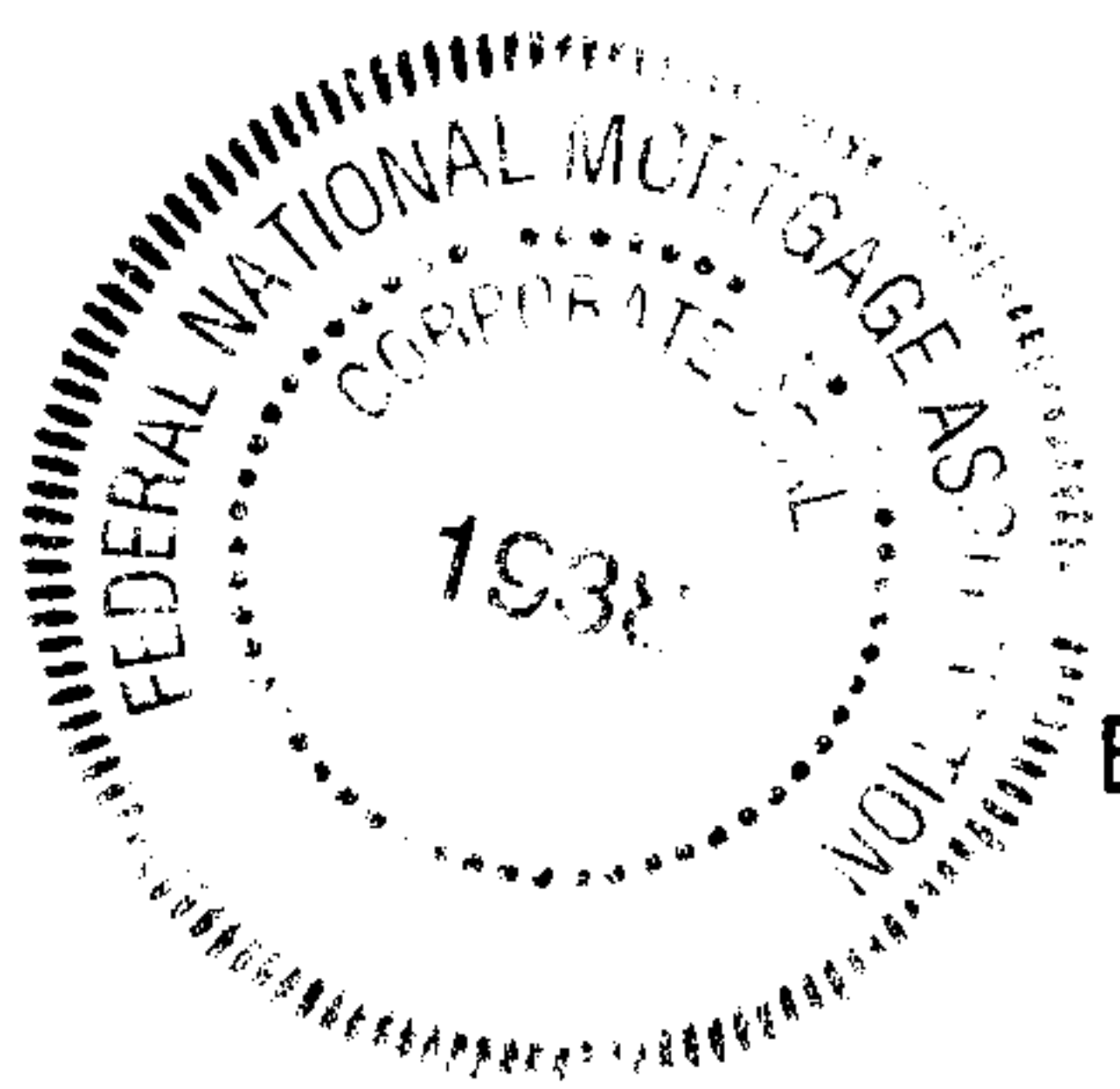
\$ 189,900.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 28 day of September, 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



20071018000485180 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/18/2007 02:41:09PM FILED/CERT

STATE OF TEXAS)
DALLAS COUNTY)

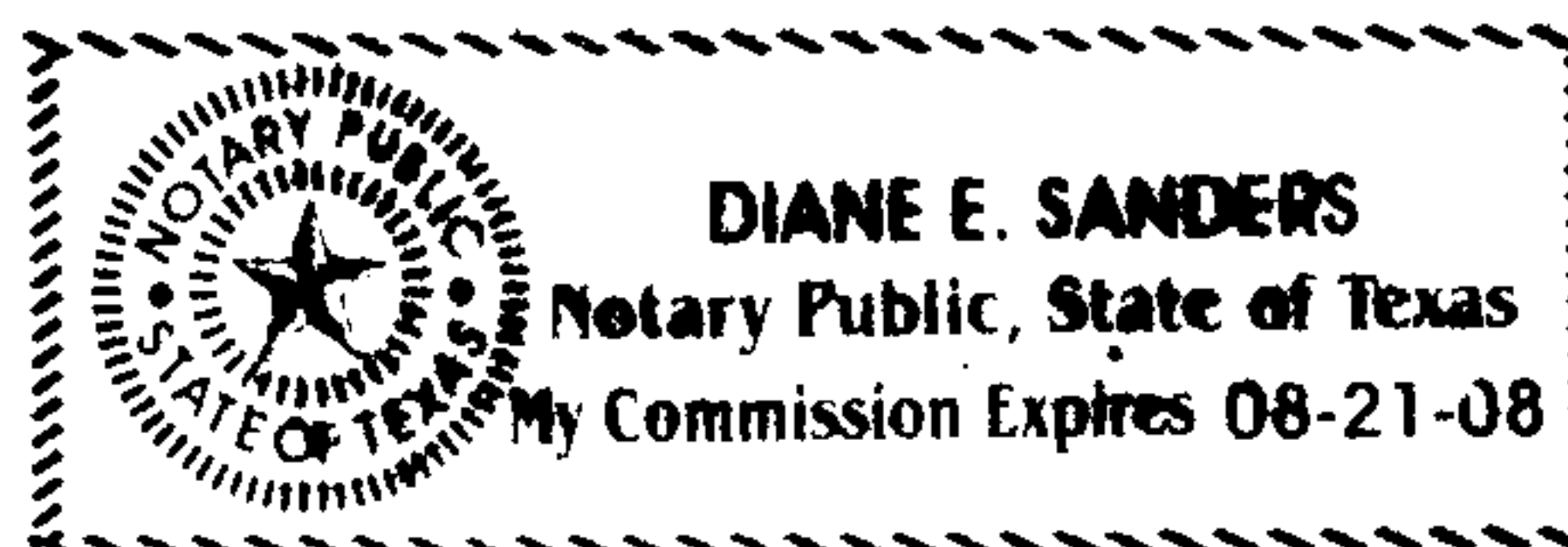
Diane E. Sanders

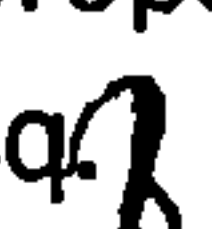
I, _____, a Notary Public in and for the said County and State,
hereby certify that Heidi Jones, whose name as Vice President of FEDERAL
NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing
under the laws of the United States of America, is signed to the foregoing conveyance, 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 28 day of September, 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:

Michael H. Thetford



20071018000485180 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Michael H. Thetford and Iveta Thetford
dated 9/28/, 2007

PROPERTY DESCRIPTION:

Lot 476-A, as shown on the Resurvey of Lots 476 & 477 of Weatherly Treymoor Abbey, Sector 22, as shown on survey by Laurence D. Weygand, P.E. & L.S. No. 10373, prepared January 2007, recorded in Map Book 22, Page 22, Instrument No. 1997-01505, recorded in the Office of the Judge of Probate, Shelby County, Alabama.