

20071130000545670 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/30/2007 02:26:10PM FILED/CERT

This Instrument Prepared By:

Keri Roth

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

ALF-071000014S

Send Property Tax Notice to:

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00) cash in hand paid to

Federal National Mortgage Association

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Waylon Dean Cox and Heather Susan Cox

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 540, according to the survey of Waterford Highlands-Sector 2, Phase 1, as recorded in Map Book 30, Page 110, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument Number 20070925000449760

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument Number 20070925000449760.

\$132000.00 of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 16 day of November, 2007.

Federal National Mortgage Association

By: 

(Seal)

Of: Morris | Hardwick | Schneider, LLC

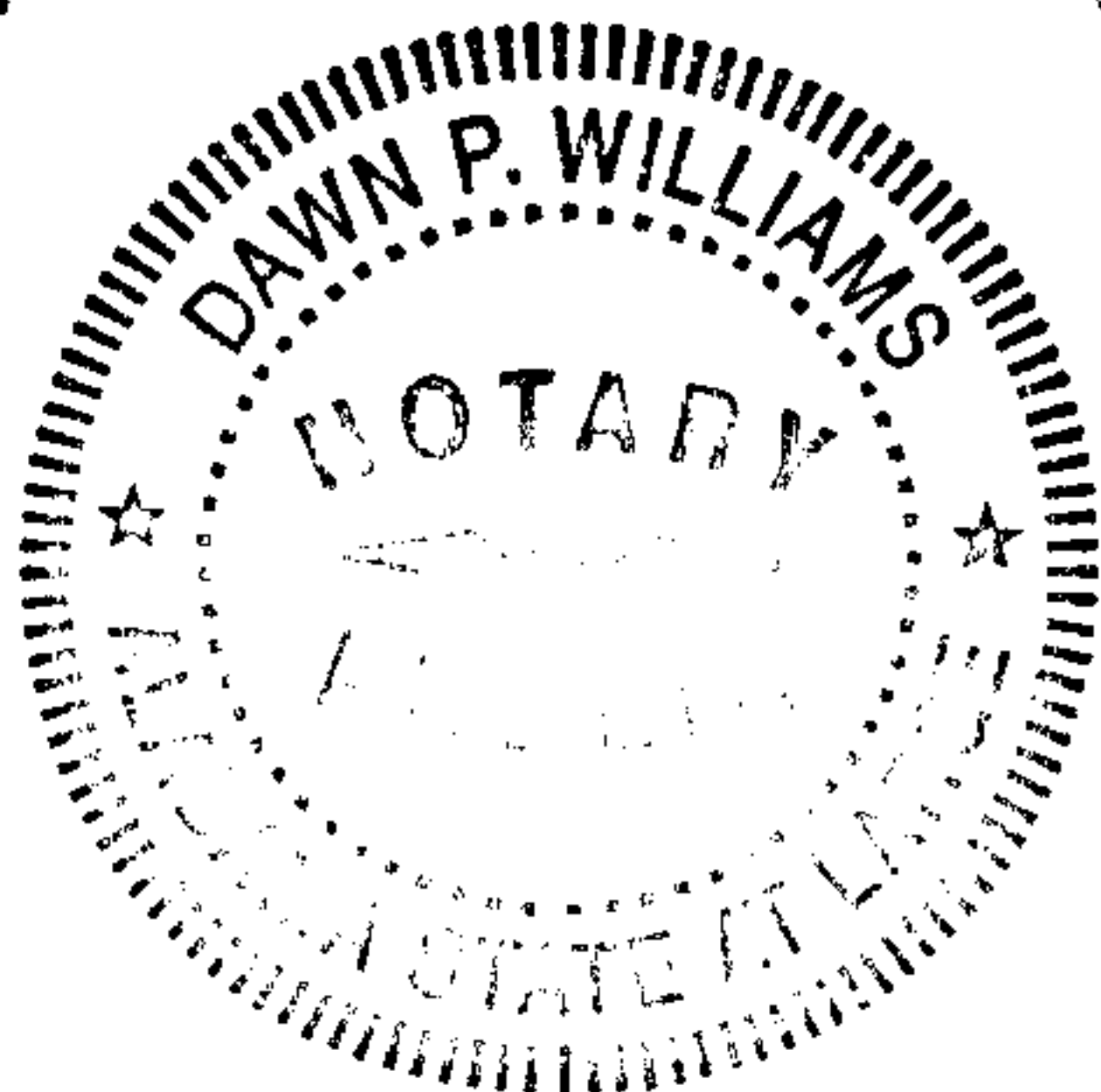
Attorney-in-Fact for Federal National Mortgage Association

State of AL
County of Jefferson

Title: _____

I, Dawn Williams, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Paul Kemp of Morris | Hardwick | Schneider, LLC, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16 day of November, 07.




Notary Public

My Commission Expires: _____

[Seal]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 16, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Reference:

455 Waterford Drive
Calera, AL, 35040-7606
Servicer Loan #: 1905341562