

Revised 1/02/92  
AL (Conventional)

CONSIDERATION: \$120,000.00  
REO No. A077705

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 **LEANNE S. RICHARDSON** (hereinafter called "Grantees") the property commonly known as **65 WINDY LANE, VINCENT, ALABAMA 35178** 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.

\$ 108,000.00 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 December, 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: [Signature]  
- Vice President

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 28 day of December 2007.

Notary Public, Texas  
My Commission Expires:

Shelby County, AL 01/07/2008  
State of Alabama

Deed Tax: \$12.00

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



20080107000007970 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/07/2008 02:58:32PM FILED/CERT

Send Tax Notice to:

Leanne S. Richardson

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EXHIBIT A  
attached to and made a part of Special Warranty Deed  
Federal National Mortgage Association  
to  
Leanne S. Richardson  
dated 12/28, 2007

PROPERTY DESCRIPTION:

From the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North a distance of 1528.63 feet; thence turn an angle of 89 degrees 12 minutes 20 seconds left and proceed West a distance of 948.33 feet to the point of beginning of herein described parcel of land; thence continue West along said course a distance of 309.98 feet; thence turn an angle of 89 degrees 43 minutes 50 seconds left and proceed South a distance of 766.67 feet to a point of the North boundary of a 60 foot road; thence turn an angle of 91 degrees 36 minutes 14 seconds left and proceed East along the North boundary of said 60 foot road a distance of 310.10 feet; thence turn an angle of 88 degrees 23 minutes 46 seconds left and proceed North parallel to the West boundary of herein described parcel of land a distance of 759.45 feet to the point of beginning of herein described parcel of land.



20080107000007970 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/07/2008 02:58:32PM FILED/CERT