

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$110,000.00
REO No. A073506

STATE OF ALABAMA)
SHELBY COUNTY)

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 ENTRUST ADMINISTRATION OF THE SOUTHEAST INC. FBO DEMETRIUS K. MORROS IRS (hereinafter called "Grantee") the property commonly known as 102 CAYON PLACE, PELHAM, AL 35124 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.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$134,400.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$134,400.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee and shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

\$ 77,000.00 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.

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

(CORPORATE SEAL)

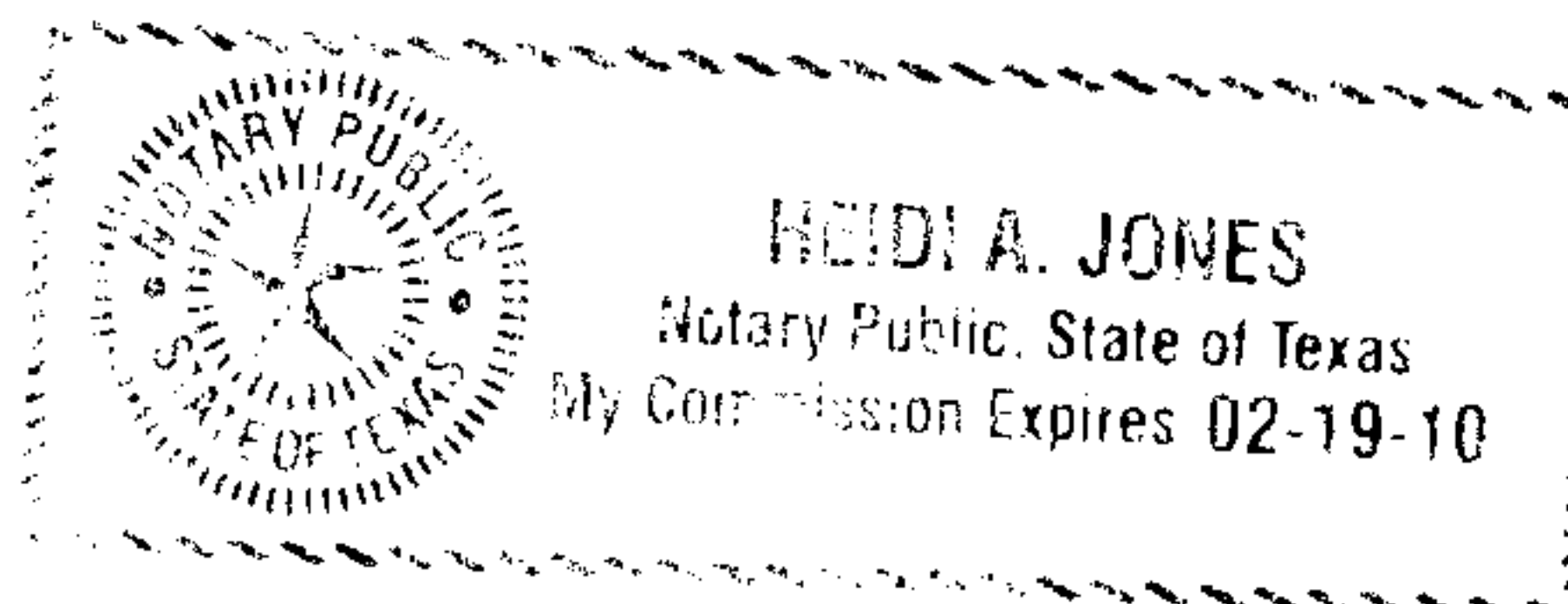
By: [Signature]
LAMAR McCall ~~Vice President~~
Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS)

I, Heidi Jones, a Notary Public in and for the said County and State, hereby certify that _____, 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:



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


20080107000008410 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/07/2008 03:56:28PM FILED/CERT

Tax Notice:
EnTrust Administration of the South
East Inc.

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

Deed Tax:\$33.00

EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
ENTRUST ADMINISTRATION OF THE SOUTH EAST INC.

dated 12/28, 2007

PROPERTY DESCRIPTION:

Lot 38, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19,
in the Probate Office of Shelby County, Alabama.



20080107000008410 3/3 \$50.00
Shelby Cnty Judge of Probate,AL
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