


Prepared by: John Rudd  
**MORRIS, SCHNEIDER, PRIOR, JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20080109000012760 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/09/2008 02:29:51PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

MSP FILE NO: 221.0716869AL  
LOAN NO: 0134849355/Rice

**SOURCE OF TITLE:**  
**Instrument # 20041004000545600**

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE**, whose principal place of business is located at P O Box 27767, Richmond, VA 23261, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (950 East Paces Ferry Road, Atlanta, GA 30326-1161), its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

Lot 1, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **SUNTRUST MORTGAGE**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 26<sup>th</sup> day of October, 2007.

**SUNTRUST MORTGAGE**

ATTEST:

By: *Gabrielle W. Beck*

TITLE: Gabrielle W. Beck  
Assistant Secretary

By: *Jackie W. Ballos*

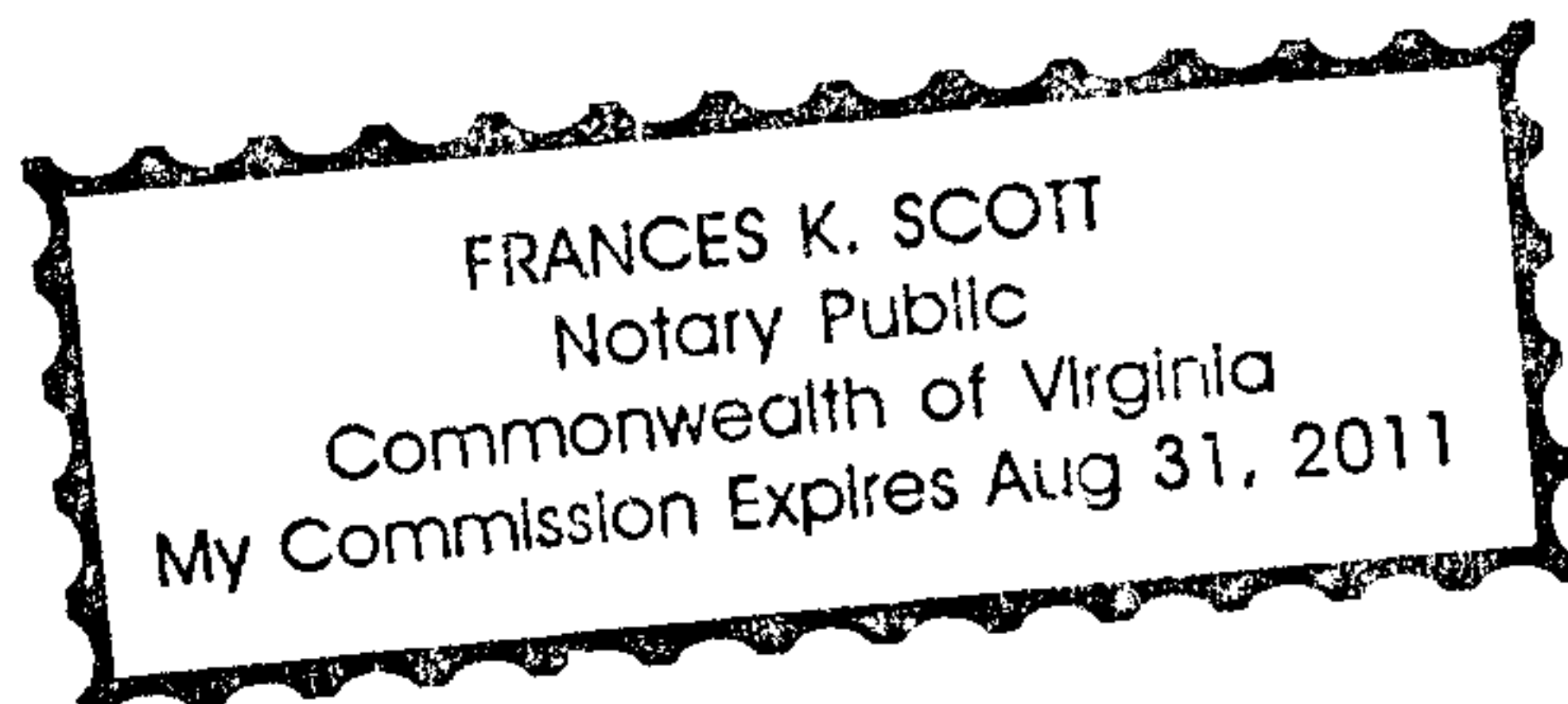
TITLE: Jackie W. Ballos  
Vice President

(Corporate Seal)

THE STATE OF VIRGINIA  
CITY OF RICHMOND

I, the undersigned Notary Public in and for said State and County, do hereby certify that Jackie W. Ballos and Gabrielle W. Beck of **SUNTRUST MORTGAGE**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26<sup>th</sup> day of October, 2007.



*Frances K. Scott*  
NOTARY PUBLIC Frances K. Scott  
7091812  
My Commission Expires: 8-31-2011