

**INVESTOR NUMBER: 4004877947**

**EVERHOME MORTGAGE COMPANY LOAN NO. 9000361438**

**MORTGAGOR(S): PATTI S. FEATHERINGILL**

**THIS INSTRUMENT PREPARED BY:**

Cynthia W. Williams  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Everhome Mortgage Company**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

TRACT A:

The Eastern 25 foot of the following described property, also being known as Tract A , for the purpose of egress and ingress:

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the West boundary of said Section 14 a distance of 668.00 feet to the point of beginning; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run 260.44 feet; thence turn left 88 degrees 40 minutes 30 seconds and run 5.86 feet; thence turn left 47 degrees 50 minutes 24 seconds and run 597.37 feet to a point on the Westerly boundary of said Section 14; thence turn left 90 degrees 00 minutes and run South along said Westerly boundary line 280.75 feet to the point of beginning.

TRACT B.

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the Westerly boundary of said Section 14 a distance of 948.75 feet to the point of beginning; thence turn right 90 degrees 00 minutes and run 597.37 feet thence turn left 132 degrees 09 minutes 36 seconds and run 522.90 feet to a point on the South side of Bear Creek; thence turn left and run Westerly along the South side of Bear Creek 320 feet to the Westerly line of said Section 14; thence run South along said Westerly boundary 457.57 feet to the point of beginning.

ALSO:

A perpetual non exclusive easement of ingress and egress being described as

25 foot access easement lying 12.5 feet on either side of a centerline herein described; Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence turn North along the West line of said Section a distance of 668.0 feet; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly a distance of 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run Northwesterly a distance of 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run Northeasterly a distance of 247.94 feet to a point on the centerline of said access easement, thence turn right 91 degrees 19 minutes 30 seconds and run Southeasterly a distance of 600 feet to the Northwesterly right of way line of Shelby County Highway #45 and the point of ending of said easement.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this



deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, EVERHOME MORTGAGE COMPANY, a corporation, has caused this conveyance to be executed by Becky North, its AVP, who is duly authorized, on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

EVERHOME MORTGAGE COMPANY

[AFFIX SEAL]

By: [Signature]

Its: Becky North - AVP

STATE OF MN

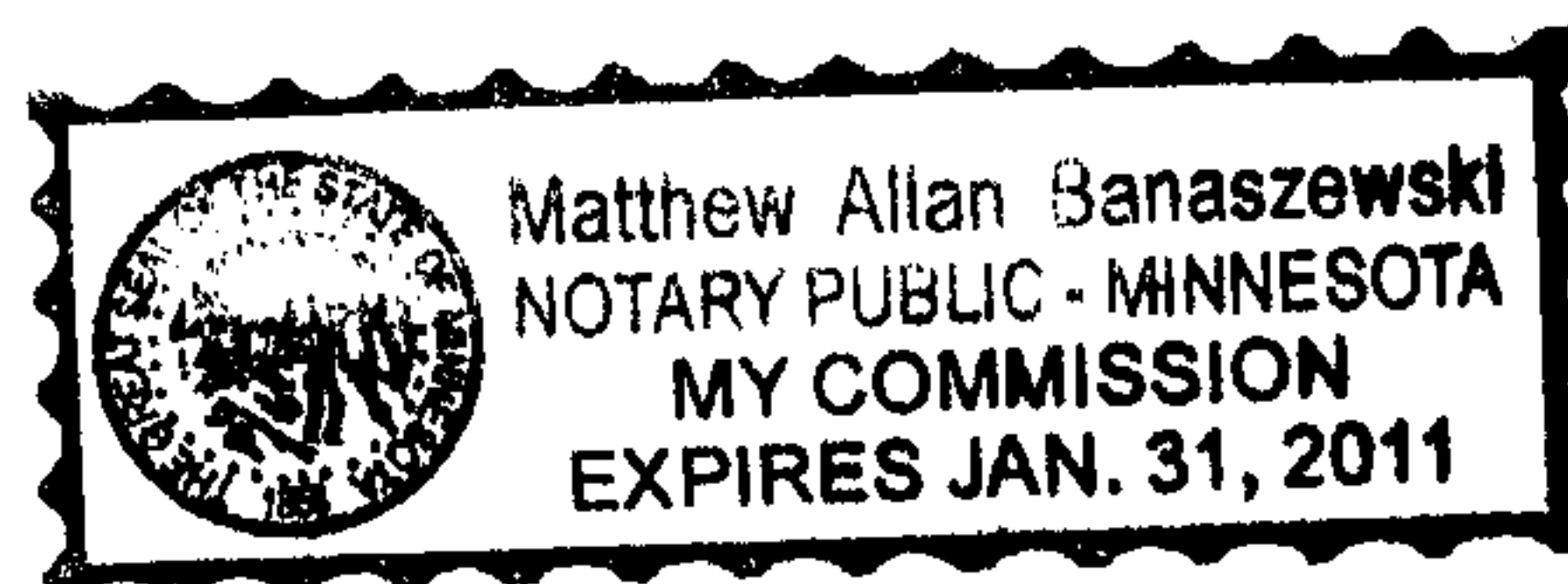
COUNTY OF Dakota

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Becky North, whose name as AVP of EVERHOME MORTGAGE COMPANY, a corporation, 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

[Signature]  
Notary Public

My Commission Expires: 1-31-11



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Shelby Cnty Judge of Probate, AL  
02/13/2008 12:29:21PM FILED/CERT