

ALQ 0862000075

ALT-0710004937

Revised 1/02/92

AL (Conventional)

REO No. A075876

STATE OF ALABAMA ) ss.  
COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

*\* Consideration of \$149,936.01 \**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto MORTGAGE GUARANTY INSURANCE CORPORATION, and his assigns, (hereinafter called "Grantee"), the following described property situated in SHELBY County, State of Alabama, described as follows, to-wit:

The property is commonly known as 81 WINTERHAVEN DRIVE ALABASTER, AL 35007, and is more particularly described on 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, MORTGAGE GUARANTY INSURANCE CORPORATION, and his assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: 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 3<sup>RD</sup> day OCTOBER 2007.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

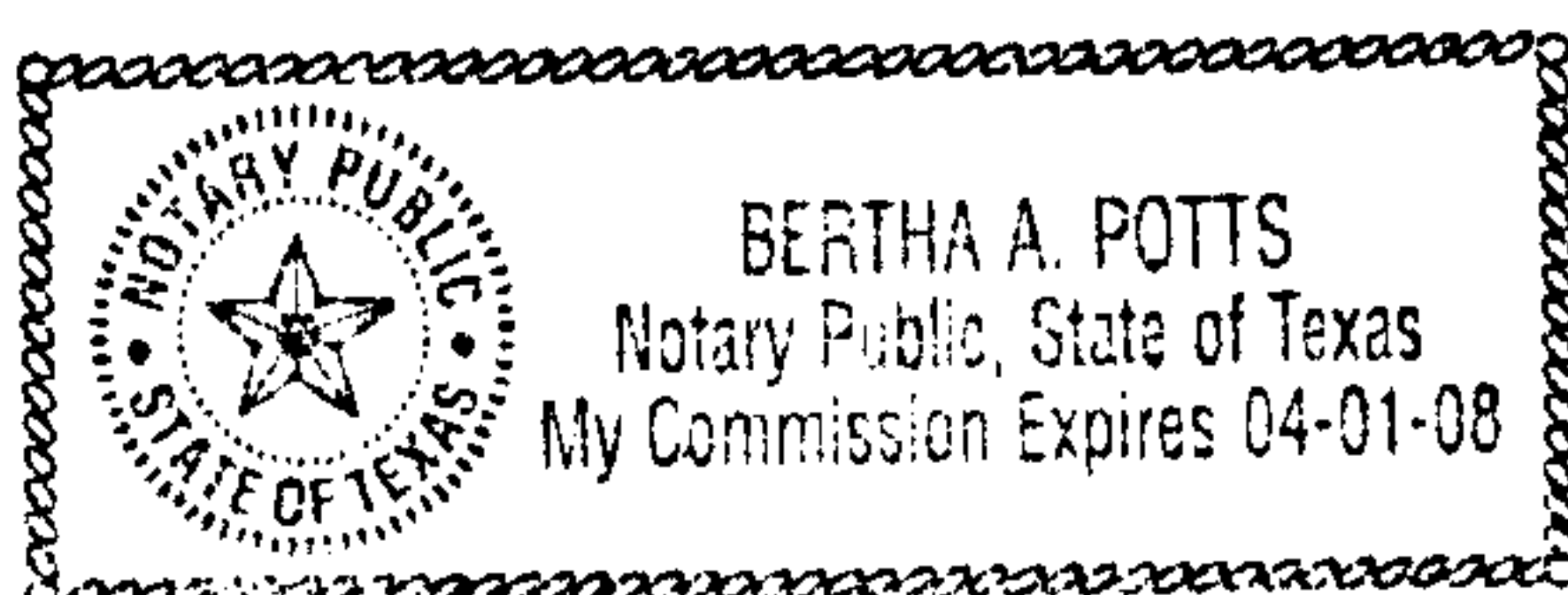
By: *Lori R. Elder*  
LORI R. ELDER, Vice President

STATE OF TEXAS ) ss.  
COUNTY OF DALLAS)

I, Bertha A. Potts, a Notary Public in and for the said County and State, hereby certify that LORI R. ELDER, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, 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, 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 3<sup>RD</sup> day of OCTOBER 2007

*Bertha A. Potts*  
Notary Public, Texas  
My Commission Expires:



*Return to*  
This instrument was prepared by:  
Office of Regional Counsel

Federal National Mortgage Corporation  
International Plaza II, Suite 11201  
14221 Dallas Parkway,  
Dallas, TX 75254

**LandCastle Title**  
**3535 Grandview Pkwy.**  
**Suite 610**  
**Birmingham, AL. 35243**

20080417000156370 2/2 \$164.00  
Shelby Cnty Judge of Probate, AL  
04/17/2008 08:17:51AM FILED/CERT

## EXHIBIT A

### LEGAL DESCRIPTION:

Lot 116 according to the Survey of Summer Brook Sector 5, Phase 2 as recorded in Map Book 21, Page 105, Shelby County, Alabama Records.

81 Winterhaven Drive  
Alabaster, Alabama 35007