

20080417000156470 1/2 \$66.00  
Shelby Cnty Judge of Probate, AL  
04/17/2008 08:24:46AM FILED/CERT

This Instrument Prepared By:  
Keri Roth  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
ALF-071000011S

Send Property Tax Notice to:

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### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars (\$259,900.00) cash in hand paid to

**Federal National Mortgage Association**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Burton T. Palmer, Sr. and Janice Ann Palmer**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**Lot 5, according to the Amended Final Record Plat of Narrow Creek, as recorded in Map Book 27, Page 81, in the Probate Office of Shelby County, Alabama.**

Source of Title:

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in 2008010900012950.**

\$ of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

Shelby County, AL 04/17/2008  
State of Alabama

Deed Tax: \$52.00

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 18 day of March, 2008.

**Federal National Mortgage Association**

BY: 

**Paul M. Kemp Attorney in Fact**

State of AL  
County of Jefferson

I, Dawn P Williams, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Paul M. Kemp, Managing Attorney of Morris|Hardwick|Schneider, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18 day of March, 2008.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]

Reference:

126 Narrows Creek Drive  
Birmingham, AL, 35242-8650  
Servicer Loan #: