


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


20080505000182570 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/05/2008 10:50:56AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

MSP FILE NO: 221.0718787AL
LOAN NO: 0142501311/Hanson

SOURCE OF TITLE:
Instrument no. 20040609000309730

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SOUTHEASTERN MORTGAGE OF ALABAMA, LLC, IT'S SUCCESSORS AND ASSIGNS**, (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 274 according to the survey of Waterford Village Sector 3 as recorded in Map Book 31, Page 135 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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SOUTHEASTERN MORTGAGE OF ALABAMA, LLC, IT'S SUCCESSORS AND ASSIGNS, has caused this conveyance to be executed in its name by its undersigned officer(s), this 11th day of March, 2008.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SOUTHEASTERN MORTGAGE OF ALABAMA, LLC, IT'S SUCCESSORS AND ASSIGNS

ATTEST:

By: Sharon S. Kirven
TITLE: Sharon S. Kirven
Officer

By: Roxanne E. Lockett
TITLE: Roxanne E. Lockett
Assistant Vice President

(Corporate Seal)

THE STATE OF Virginia
CITY OF Richmond

I, the undersigned Notary Public in and for said State and City, do hereby certify that Roxanne E. Lockett and Sharon S. Kirven of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SOUTHEASTERN MORTGAGE OF ALABAMA, LLC, IT'S SUCCESSORS AND ASSIGNS**, 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 11th day of March, 2008.

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

