

STATE OF ALABAMA
COUNTY OF SHELBY

20080505000184090 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/05/2008 04:02:17PM FILED/CERT

Thomas J. Mays
0029863073
07-5224

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by Federal National Mortgage Association to PHH Mortgage (f/k/a Cendant Mortgage Corp) (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Federal National Mortgage Association (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: commence at the Southeast Corner of said 1/4-1/4 section; thence run West along the South Quarter Quarter line 278.0 feet to the point of beginning; thence continue last course 80.91 feet; thence turn Right 90 degrees 56 minutes 51 seconds and run North 210.93 feet to the South side of Fourth Avenue Southwest, Alabaster, Alabama; thence turn Right 89 degrees 45 minutes 07 seconds and run East along said Avenue 82.44 feet; thence turn Right 90 degrees 40 minutes 04 seconds and run South 209.95 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors 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 instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said PHH Mortgage (f/k/a Cendant Mortgage Corp) by Tracy Johnson its First Vice
President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 28th day of April,
2008.

ATTEST (Corporate Seal)

PHH Mortgage (f/k/a Cendant Mortgage Corp)

Secretary

Miguel S. Farmer
AP

BY:

Tracy Johnson

TS:

AP
Tracy Johnson

STATE OF

Florida

COUNTY OF

Duval

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Tracy Johnson and Miguel S. Farmer, whose names as AP and AP, respectively, of PHH

Mortgage (f/k/a Cendant Mortgage Corp), 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 said conveyance, they, as such officers and with full authority,
executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 28th day of April, 2008.

Notary Public

Joan M. Hayes

MY COMMISSION EXPIRES:

July 30, 2010

GRANTEE'S ADDRESS:
PHH Mortgage Corporation
4001 Leadenhall Road
Attn: Mail Stop SV-01
Mount Laurel, New Jersey 08054

This instrument prepared by:
Edith S. Pickett
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209



20080505000184090 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/05/2008 04:02:17PM FILED/CERT