

Revised 1/02/92
AL (Conventional)

CONSIDERATION: \$126,500.00
REO No. A078997

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION paid to the undersigned by the herein Grantee, the receipt of which is hereby acknowledged, the undersigned **FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae)**, a corporation organized and existing under the laws of the United States of America (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents hereby grants, bargains, sells and conveys unto **FANNIE L. WAITES** (hereinafter called "Grantee") the property commonly known as **140 Roszburg Drive, Calera, AL 35040** and as more particularly described in the Exhibit A, attached hereto and made a part hereof by this reference.

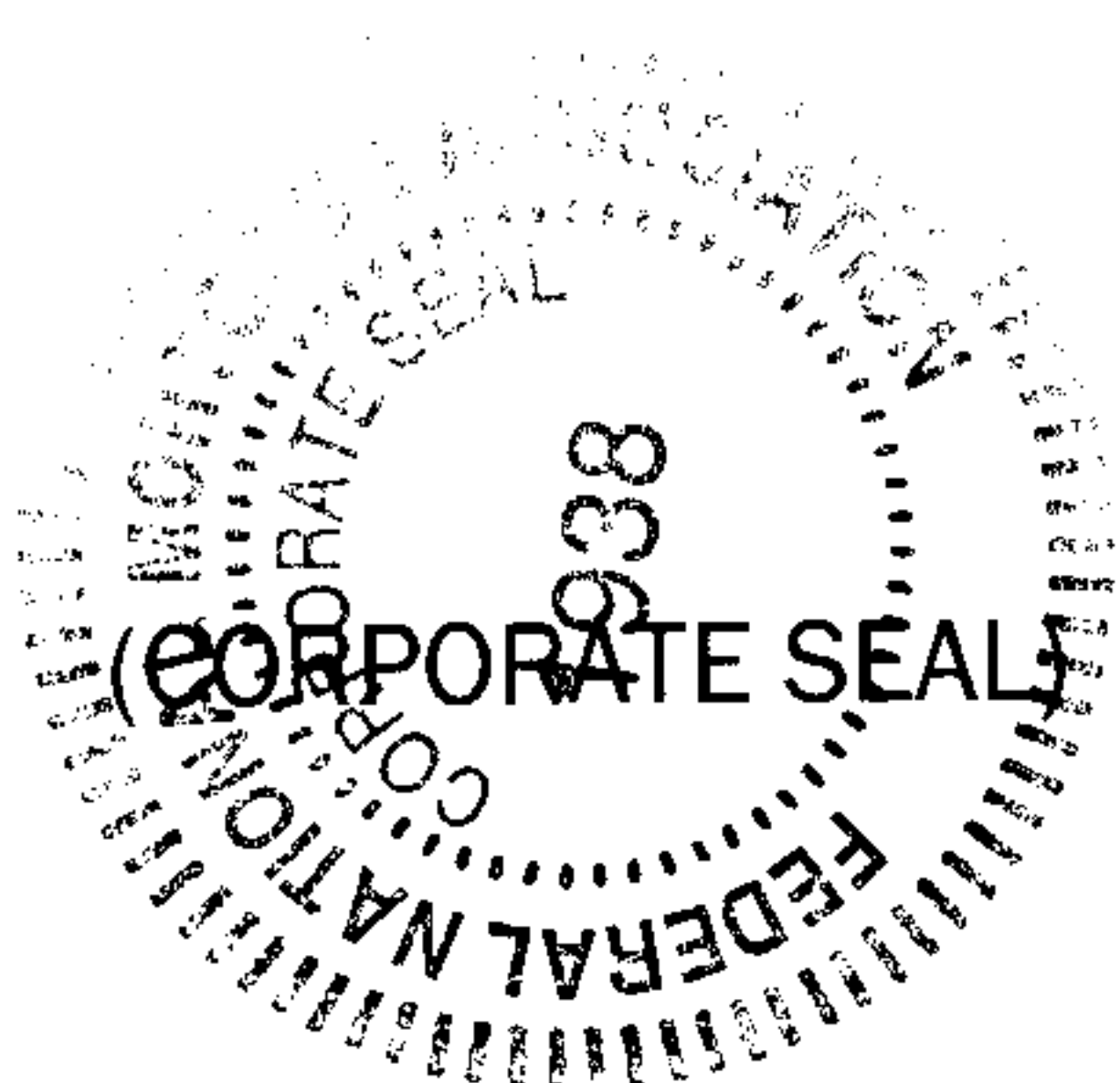
TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee and his/her heirs and/or assigns forever.

\$118,247.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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

No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except that 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 29th day of May, 2008.



FEDERAL NATIONAL MORTGAGE ASSOCIATION
(a/k/a Fannie Mae) organized and existing under
the laws of the United States of America

By: _____

Christopher Irby
Assistant Secretary

~~Vice President~~



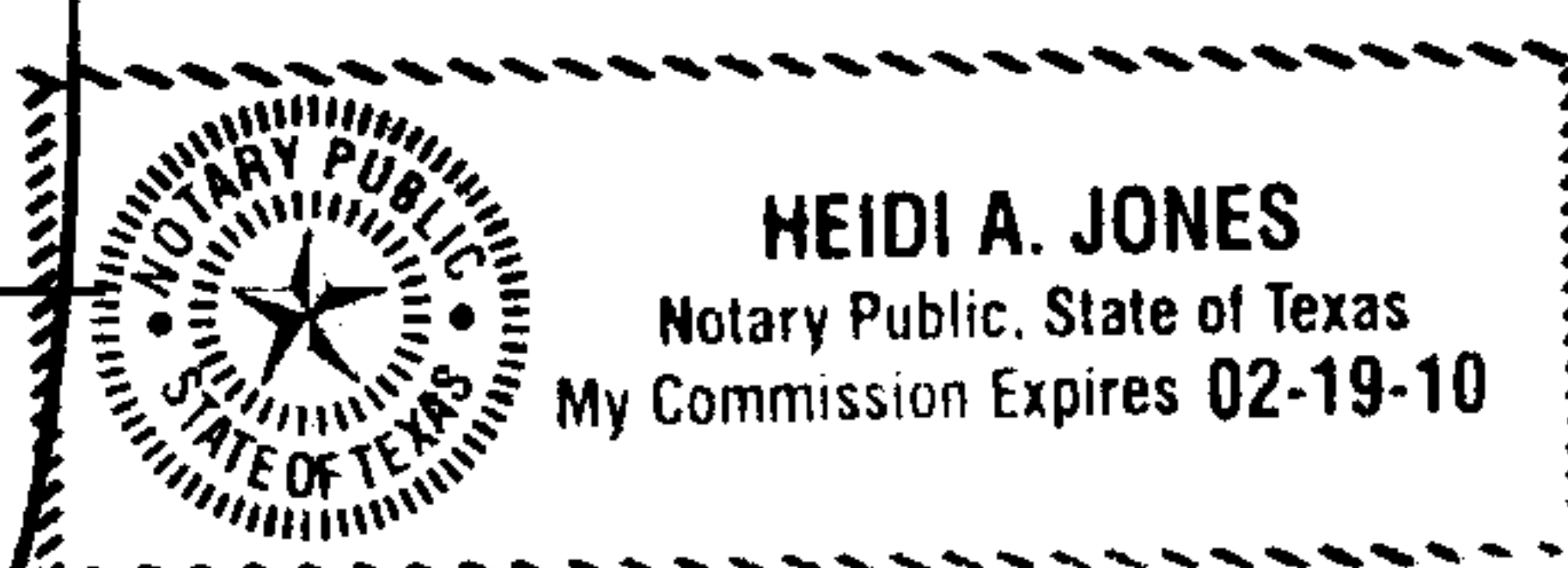
20080612000239600 2/3 \$25.50
Shelby Cnty Judge of Probate, AL
06/12/2008 10:50:26AM FILED/CERT

STATE OF TEXAS)
COUNTY OF DALLAS)

I, Heidi A. Jones, a Notary Public in and for the said County and State, hereby certify that Christopher Erby, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing under the laws of the United States of America, 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 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 the 29th day of May, 2008.

Notary Public, Texas
My Commission Expires:



Shelby County, AL 06/12/2008
State of Alabama

Deed Tax: \$8.50

This instrument was prepared by:
Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 322
Hoover, Alabama 35244

Send tax notice to:

Fannie L. Waites
140 Rossburg Drive
Calera, AL 38040



20080612000239600 3/3 \$25.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A
attached to and made a part of Special Warranty Deed
Federal National Mortgage Association
to
Fannie L. Waites
dated May 29, 2008

PROPERTY DESCRIPTION:

Lot 11, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama.