

ALT-080500497

Revised 1/02/92  
AL (Conventional)

REO No. A07B986

STATE OF ALABAMA ) ss.  
COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

**\$150,418.18**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION (AKA Fannie Mae), 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 243 HIGH RIDGE DRIVE, PELHAM, AL 35124 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 13<sup>TH</sup> DAY OF JUNE, 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

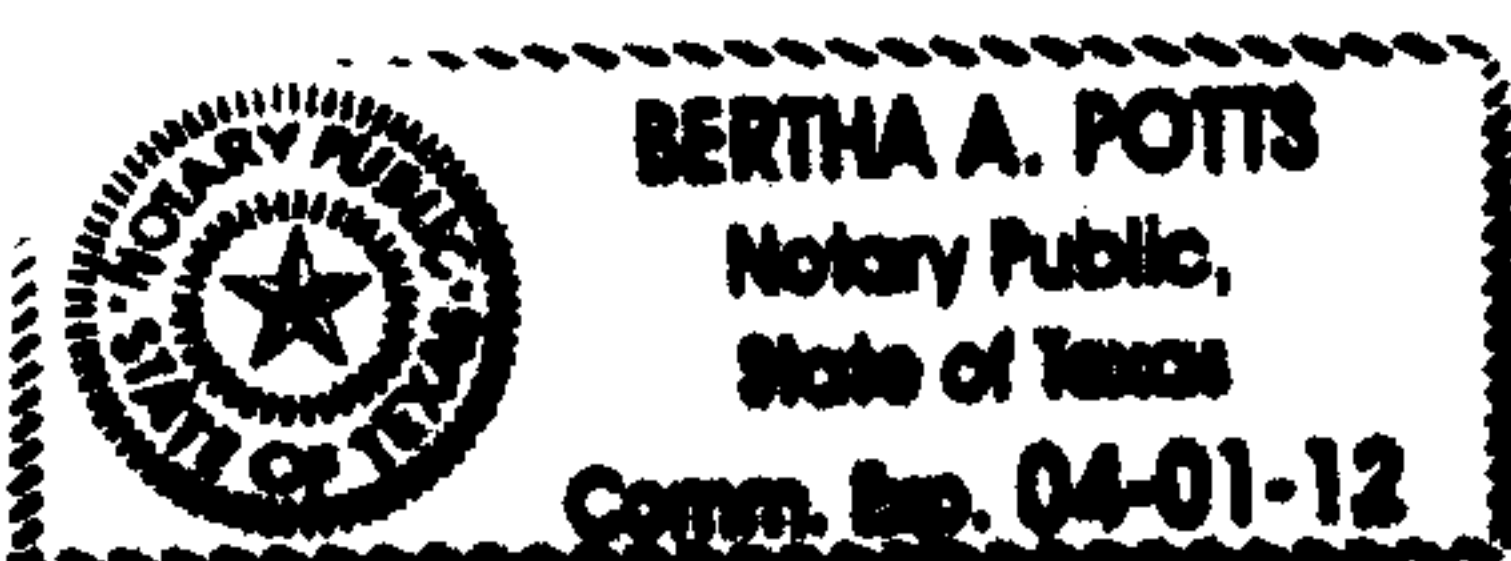
By: *Lori R. Elder*  
LORI R. ELDER Vice President

STATE OF TEXAS ) ss.  
COUNTY OF DALLAS)

I, BERTHA 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 (aka FANNIE MAE), 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 if the contents of the conveyance, 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 13<sup>TH</sup> DAY OF JUNE, 2008.

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



This instrument was prepared by:  
Office of Regional Counsel  
Federal National Mortgage Corporation  
International Plaza II, Suite 11201  
14221 Dallas Parkway,  
Dallas, TX 75254



20080707000272900 2/2 \$164.50  
Shelby Cnty Judge of Probate, AL  
07/07/2008 12:26:20PM FILED/CERT

## EXHIBIT A

### LEGAL DESCRIPTION:

**Lot 116, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to James Hepler by Corporation Warranty Deed dated March 31, 2003 and recorded April 2, 2003 in Instrument No. 20030402000195240, in the Judge of Probate's Office of Shelby County, Alabama.**

**Purported Address: 243 High Ridge Drive, Pelham, Al 35124.**

243 High Ridge Dr  
Pelham, Alabama 35124