


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


20080829000347210 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/29/2008 12:26:09PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 221.0811060AL
LOAN NO: 0038965141/Dix

SOURCE OF TITLE:
Book
Page
Instrument # 20070321000129

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, IS ACTING SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS**, whose principal place of business is located at P O Box 27767, Richmond, VA 23261, (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 6-111. ACCORDING TO THE PLAT OF CHELSEA PARK 6TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 13 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 2004104000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 6TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED AS INSTRUMENT NO. 2004101400566960 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

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.



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IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, IS ACTING SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, has caused this conveyance to be executed in its name by its undersigned officer(s), this 24 day of July, 2008.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, IS ACTING SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS

ATTEST:

By: Annette Holman-Foreman
TITLE Annette Holman-Foreman
Vice President

By: Rebecca W. Shaia
TITLE: Rebecca W. Shaia
Assistant Vice President

(Corporate Seal)

THE STATE OF Virginia
~~COUNTY OF Richmond~~

City
I, the undersigned Notary Public in and for said State and County, do hereby certify that Annette Holman-Foreman and Rebecca W. Shaia of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, IS ACTING SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC. ITS 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 24th day of July, 2008.

LaToya R. Eck
NOTARY PUBLIC
LaToya. R Eck
My Commission Expires: 6-30-2009