

INVESTOR NUMBER: 4002210706

CitiMortgage, Inc.

LOAN NO. 770461108

MORTGAGOR(S): MATTHEW D. MITCHELL

THIS INSTRUMENT PREPARED BY:

Colleen McCullough

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF CHILTON)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Chilton, State of Alabama, to-wit:

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 24, Township 22 North, Range 12 East; Thence run West along the North line of the said Quarter-Quarter for 398; Thence run Southeast along the West right-of-way of Alabama Highway No. 191 to a right-of-way monument of the West side of said Highway and the point of commencement of a curve to the left having a central angle of 0 degrees 28 minutes 02 seconds and a radius of 2353.55 feet thence run along the arc of said curve along the West right-of-way for 19.19 feet ; thence turn and angle from the tangent if extended to said curve to the right of 84 degrees 56 minutes 02 seconds an run Southwest for 525.40 feet; thence turn an angle to the left of 83 degrees 51 minutes 36 seconds and run Southeast for 527.42 feet; Thence turn an angle to the right of 23 degrees 04 minutes 42 seconds and run South for 663.29 feet; Thence turn an angle to the left of 96 degrees 42 minutes 33 seconds; and run Northwest for 402.80 feet; Thence turn an angle to the left of 70 degrees 38 minutes 24 seconds; and run Northeast for 549.79 feet; to the point of beginning: from the point of beginning thus obtain continue along the last described course for 292.91 feet to a point on the West right of way of Alabama Highway No. 191; Thence turn an angle to the left of 52 degrees 12 minutes 05 seconds to the tangent of a curve to the right having a central angle of 06 degrees 03 minutes 44 seconds and a radius of 2353.55 feet; Thence run along the arc of the said curve along the West right-of-way for 249.02 feet ; Thence turn an angle to the left from the tangent if extended to said curve of 115 degrees 37 minutes 24 seconds and run Southwest for 373.81 feet; Thence turn an angle to

the left of 90 degrees 00 minutes and run Southeast for 321.47 feet to the point of beginning.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **CITIMORTGAGE, INC.**, a corporation, has caused this conveyance to be executed by Stephen G. Collins as Shareholder of Sirote & Permutt, P.C. pursuant to that certain Limited Power of Attorney attached hereto as Exhibit A and fully incorporated herein. This Special Warranty Deed is executed on the 4 day of February, 2009.

CITIMORTGAGE, INC.

By: Sirote & Permutt, P.C.
as Attorney-in-Fact for **Citimortgage, Inc.**

By: [Signature]
Its: Shareholder

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen G. Collins, whose name as Shareholder of Sirote & Permutt, P.C., a corporation, 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, as shareholder, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney-in-fact as aforesaid.

Given under my hand and official seal this the 4 day of February, 2009.

[Signature]
Notary Public

My Commission Expires: _____ **MY COMMISSION EXPIRES MARCH 25, 2012**

Grantee's Address:
FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

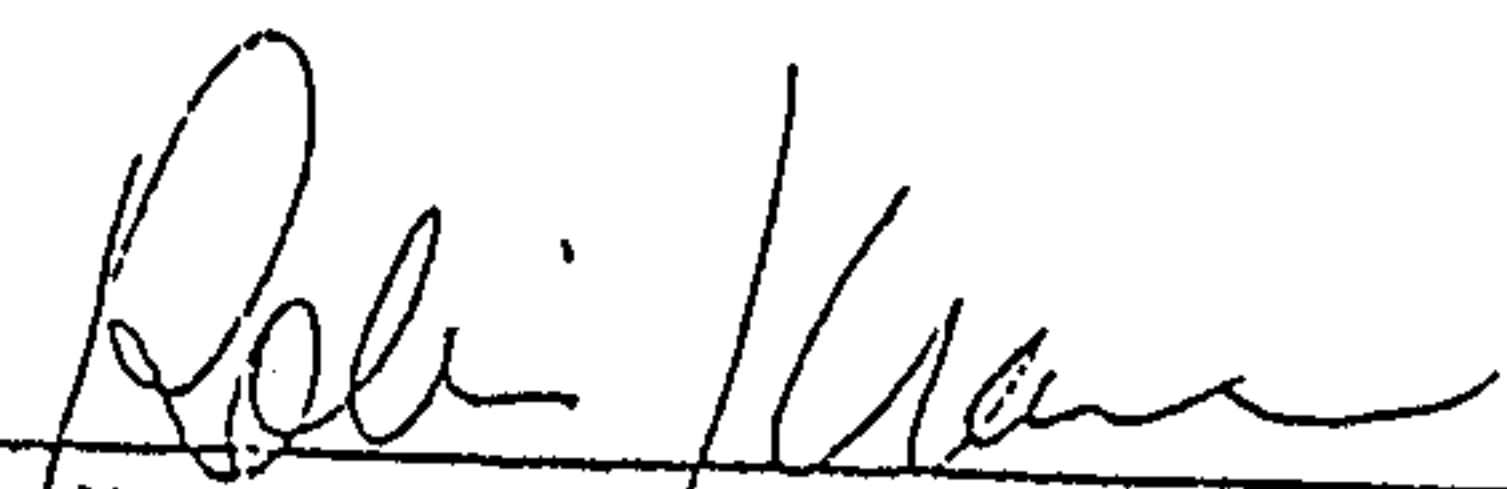
LIMITED POWER OF ATTORNEY

TO WHOM IT MAY CONCERN: The undersigned, CitiMortgage, Inc., (referred to herein as "CitiMortgage") does hereby authorize and appoint any of the shareholders of Sirote & Permutt, P.C. ("Agent") as the true and lawful attorney-in-fact and agent of CitiMortgage for the sole purposes of executing on behalf of CitiMortgage mortgage assignments and lost assignment affidavits which may be assignments necessary to complete foreclosure proceedings on any Alabama Security Instruments and for executing in the name of and for CitiMortgage any warranty deeds transferring residential real property located in the State of Alabama from CitiMortgage to Federal National Mortgage Association (FANNIE MAE), Federal Home Loan Mortgage Corporation (FREDDIE MAC), the Secretary of Housing and Urban Development, his successors and assigns (HUD), and/or the Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns (VA), and for or otherwise to perform any act on behalf of CitiMortgage relating to the matters set forth above.

This Limited Power of Attorney shall be effective unless otherwise revoked.

IN WITNESS WHEREOF, the undersigned, by and through their duly authorized officers, have caused this Limited Power of Attorney to be executed on this 6th day of April, 2005.

CITIMORTGAGE, INC.

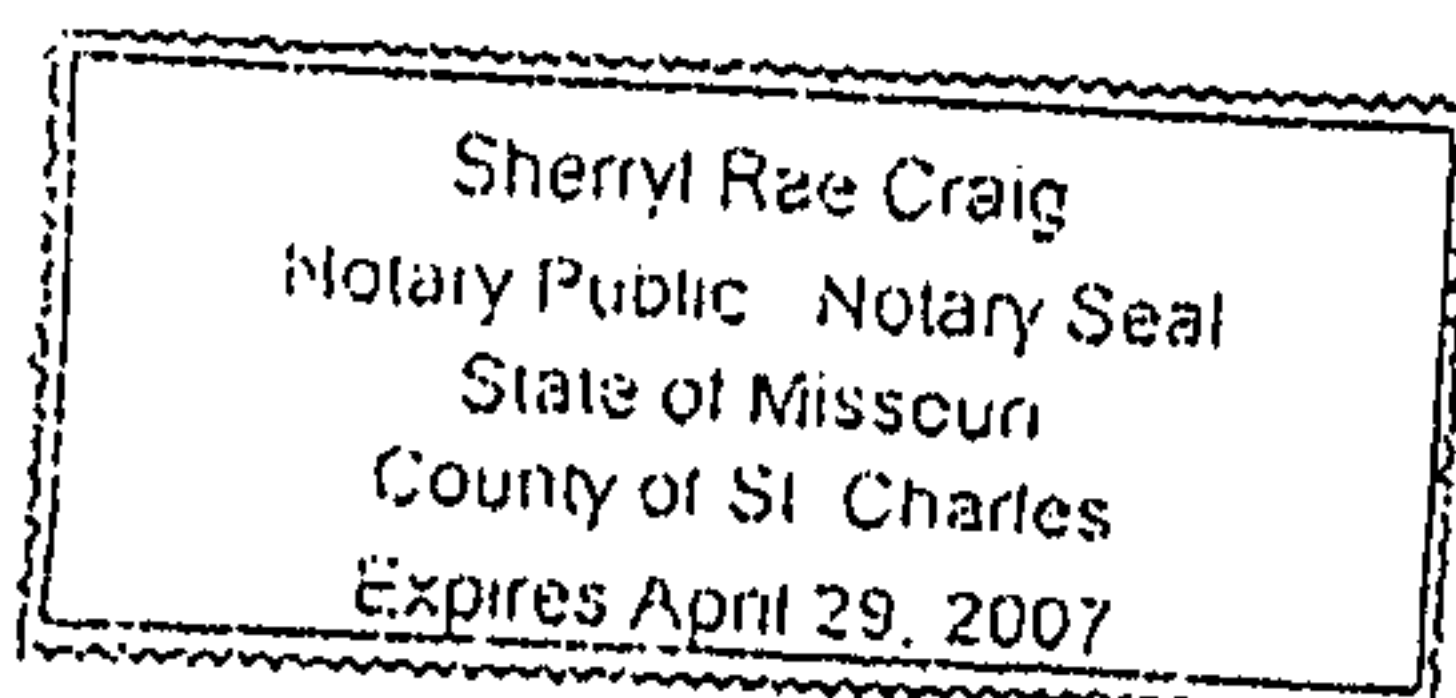

By: Robin Kramer
Its: Vice President

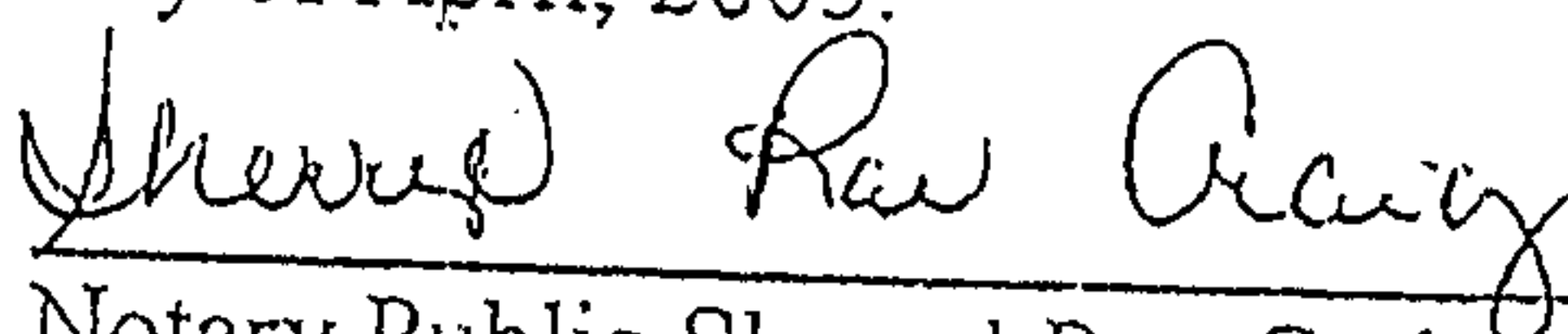
STATE OF Missouri)

COUNTY OF St. Charles)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Robin Kramer, whose name as Vice President of CitiMortgage, Inc. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 6 day of April, 2005.




Notary Public Sherryl Rae Craig
My Commission Expires: 04/29/07