

Revised 1/02/92  
AL (Conventional)

CONSIDERATION: \$140,000.00  
REO No. A064532

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 **SCOTT J. TURNER** (hereinafter called "Grantee") the property commonly known as **1156 FOREST LAKES WAY, STERRETT, AL 35147** 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.

\$ 113,960.<sup>00</sup> 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 18 day of February, 2009.


(CORPORATE SEAL)

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

By: MS

- Vice President

MICHAEL SIMMONS

  
20090415000138050 1/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
04/15/2009 08:47:33AM FILED/CERT

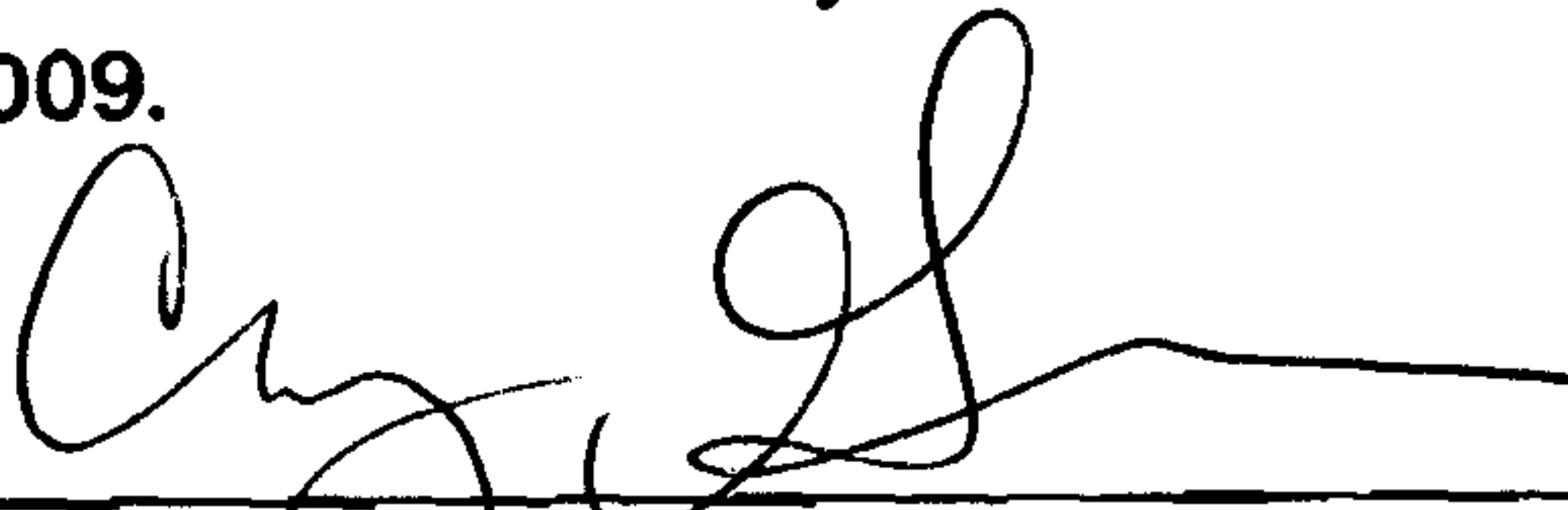
Shelby County, AL 04/15/2009  
State of Alabama

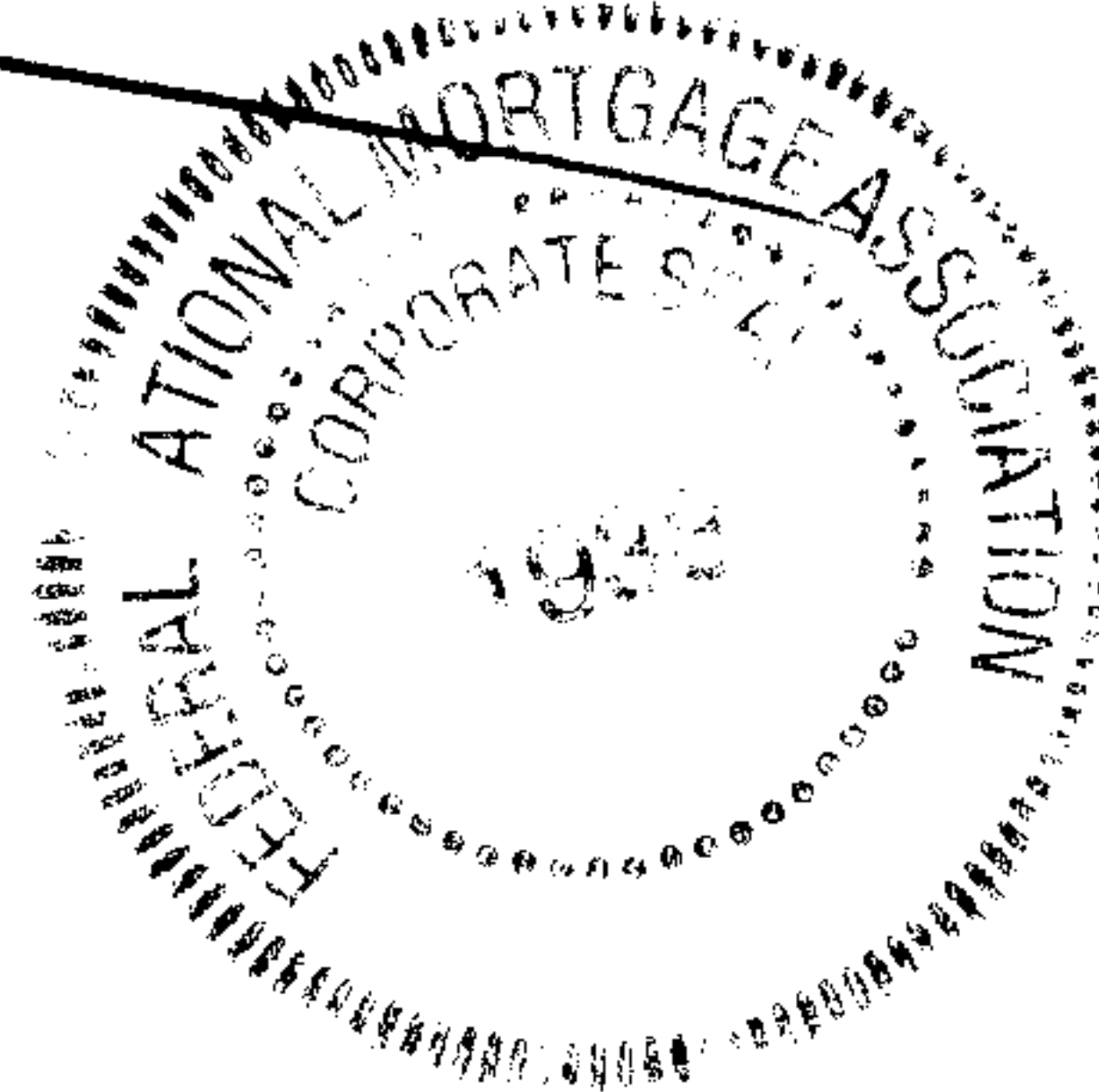
Deed Tax: \$26.00

STATE OF TEXAS )  
COUNTY OF DALLAS )

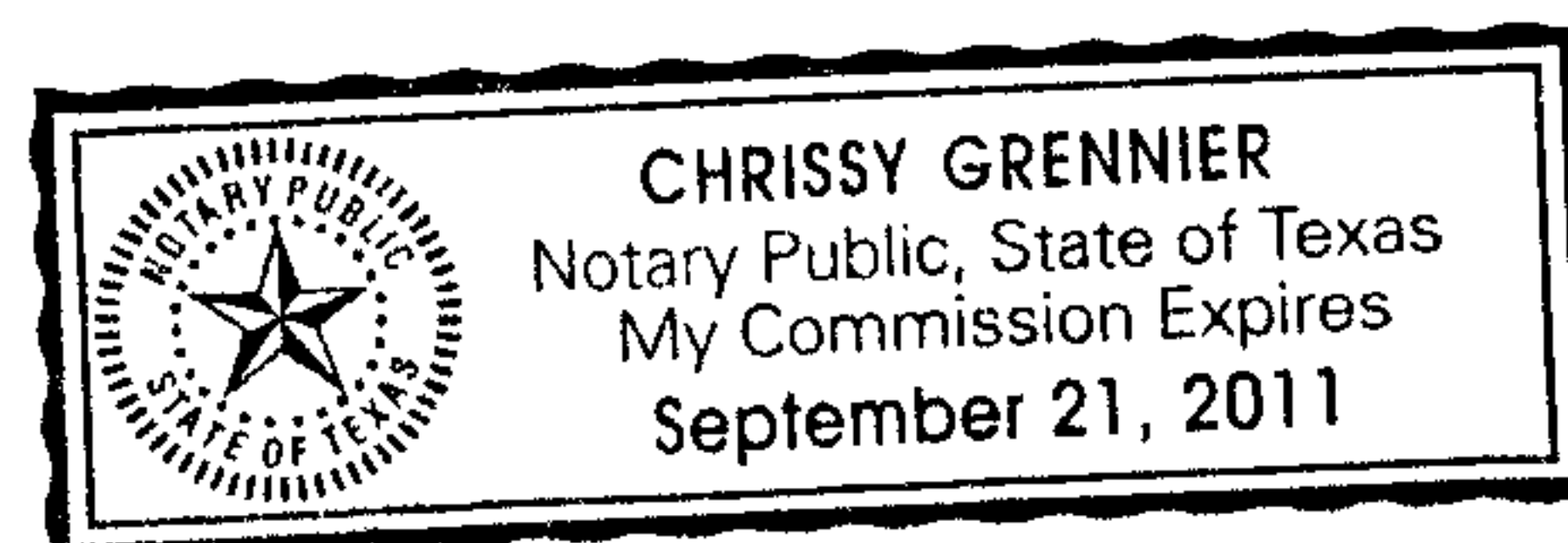
I, Chrissy Grennier, a Notary Public in and for the said County and State, hereby certify that Michael Simmons, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION (a/k/a Fannie Mae), a corporation organized and existing under the laws of the United States of America, is signed to the 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 18 day of February 2009.

  
\_\_\_\_\_  
Notary Public Texas  
My Commission Expires:



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



Tax Notice:  
SCOTT J. TURNER

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20090415000138050 2/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
04/15/2009 08:47:33AM FILED/CERT

EXHIBIT A  
attached to and made a part of Special Warranty Deed  
Federal National Mortgage Association  
to  
SCOTT J. TURNER

dated 2/18/, 2009

**PROPERTY DESCRIPTION:**

Lot 325, according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33, at Page 25 A, B, & C in the Office of the Judge of Probate of Shelby County, Alabama.



20090415000138050 3/3 \$43.00  
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