

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

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 221.0931049AL / *Cassandra Hall*

SOURCE OF TITLE:
Instrument # 20061121000567790

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. 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)** (PO Box 650043, Dallas, TX 75265-0043), its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

LOT 46, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36 PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 12 day of NOV, 2009.

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

ATTEST:

By: Rebecca W. Shaia
TITLE: Limited Signing Officer

By: Jackie W. Ballos
TITLE: Limited Signing Officer

(Corporate Seal)

THE STATE OF Virginia
COUNTY OF Richmond

I, the undersigned Notary Public in and for said State and County, do hereby certify that Rebecca W. Shaia and Jackie W. Ballos of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 12th day of NOV, 2009.

Joslin Lynea Reed
NOTARY PUBLIC
My Commission Expires:

JOSLIN LYNEA REED
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2012
COMMISSION # 7184254