


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


20100315000074470 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/15/2010 12:13:59 PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 221.0928661AL / *Hamal Dallas*

SOURCE OF TITLE:
Instrument # 20061219000617940

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE INC**, 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 58-A, according to the Survey of Ivy Brook, Phase Two, Second Addition, as recorded in Map Book 20, Page 4, in the Probate Office of 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.



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IN WITNESS WHEREOF, **SUNTRUST MORTGAGE INC**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 17th day of NOV., 2009.

SUNTRUST MORTGAGE INC

ATTEST:

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

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

(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 Annette Holman-Foreman and Rebecca W. Shaia of **SUNTRUST MORTGAGE INC**, 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 17th day of November, 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