

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

Grantee Address:
Stephen B. Cannon
417 Savannah Cove
Calera, AL 35040

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2009111707AL1
LOAN NO: 0596441275

SOURCE OF TITLE:
Instrument #

\$116,500

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association.**, whose principal place of business is located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Stephen B. Cannon** whose address is 417 Savannah Cove, Calera, AL 35040, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 518, according to the Survey of Savannah Pointe, Sector V, Phase II, as recorded in Map Book 30, Page 42, 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 **Stephen^B Cannon**, its successors and/or assigns, forever.

\$113,898.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.



20100402000098690 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
04/02/2010 10:48:23 AM FILED/CERT

Shelby County, AL 04/02/2010

State of Alabama

Deed Tax : \$2.50

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 30 day of March, 2010

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama

ATTEST:

By: [Signature]
TITLE: Associate

(Corporate Seal)

THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that Tiffany West of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association**, 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 30 day of March, 2010

[Signature]

NOTARY PUBLIC

My Commission Expires:

