


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


20100820000267740 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
08/20/2010 10:12:35 AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2010010089AL1
LOAN NO: 0035102714

SOURCE OF TITLE:
Instrument #

SALES PRICE: \$105,000.00
LOAN AMOUNT: \$108,808.00

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, Suite 1000, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **MELISSA C. NELSON** whose address is 282 Rossburg Dr., Calera, AL 35040, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

All that tract or parcel of land lying and being 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.

Being the same property conveyed to Federal National Mortgage Association (FANNIE MAE) from Mortgage Electronic Registration Systems, Inc., acting solely and nominee for SunTrust Mortgage, Inc. dated 11/12/09, filed 3/15/10 in Instrument No. 20100315000074420, Shelby County Records.

Subject Property Address: 282 ROSSBURG DRIVE, Calera, Alabama 35040

Parcel ID: 58-28-3-05-0-010-032.000

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 **MELISSA C. NELSON**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 5 day of August, 2010.

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

By: [Signature]
TITLE: **Brian Widener, Partner**

State of Alabama
Deed Tax : \$105.00

THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that Brian K. Widener, Partner of **Johnson & Freedman, LLC**, whose name 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 this conveyance, he, as Attorney-in-Fact for Federal National Mortgage Association and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 5 day of August, 2010.



[Signature]
NOTARY PUBLIC
My Commission Expires:



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