

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



20100928000318560 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
09/28/2010 10:41:33 AM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF SHELBY

FILE NO: 221.1018338AL / Dean  
Value \$ 342,019.26

SOURCE OF TITLE:

Instrument # 20071228000581360

**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 113, ACCORDING TO THE SURVEY OF KING'S CREST SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 18, PAGE 38 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.

IN WITNESS WHEREOF, **SUNTRUST MORTGAGE, INC**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 16 day of September, 2010.

**SUNTRUST MORTGAGE, INC**

ATTEST:

By:

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

By:

Annette Holman Foreman  
TITLE: Annette Holman Foreman  
Vice President

(Corporate Seal)

THE STATE OF VA  
COUNTY OF Richmond

I, the undersigned Notary Public in and for said State and County, do hereby certify that Rebecca W. Shaia and Annette Holman Foreman 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 16 day of September, 2010.

Joslin Lynea Reed  
NOTARY PUBLIC

My Commission Expires:

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