

Prepared by:  
Scott V Lofranco  
MCCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, AL 36104  
File Number: 0937242AL

*110112*

20101210000415240 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/10/2010 12:17:59 PM FILED/CERT

Send Property Tax Notice to:  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
(FANNIE MAE) (PO Box  
650043, Dallas, TX 75265-0043)

*Value \$196,046.75*

## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, ALABAMA HOUSING FINANCE AUTHORITY, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) (PO Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 52, according to the Map of Plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006, as Document 20060323000138000, in said Probate Office.

TO HAVE AND TO HOLD, the aforegranted premises to said FEDERAL NATIONAL MORTGAGE ASSOCIATION GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED OCTOBER 21, 2010.**

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 19 day of NOVEMBER, 2010.

ALABAMA HOUSING FINANCE AUTHORITY

By: *[Signature]* (Seal)  
Name: *ICARUS BOSTON*  
Title: *SERVICING MANAGER*

Attested: *[Signature]* (Seal)  
Name: *DAWN SABINE*  
Title: *DEFAULT SUPERVISOR*

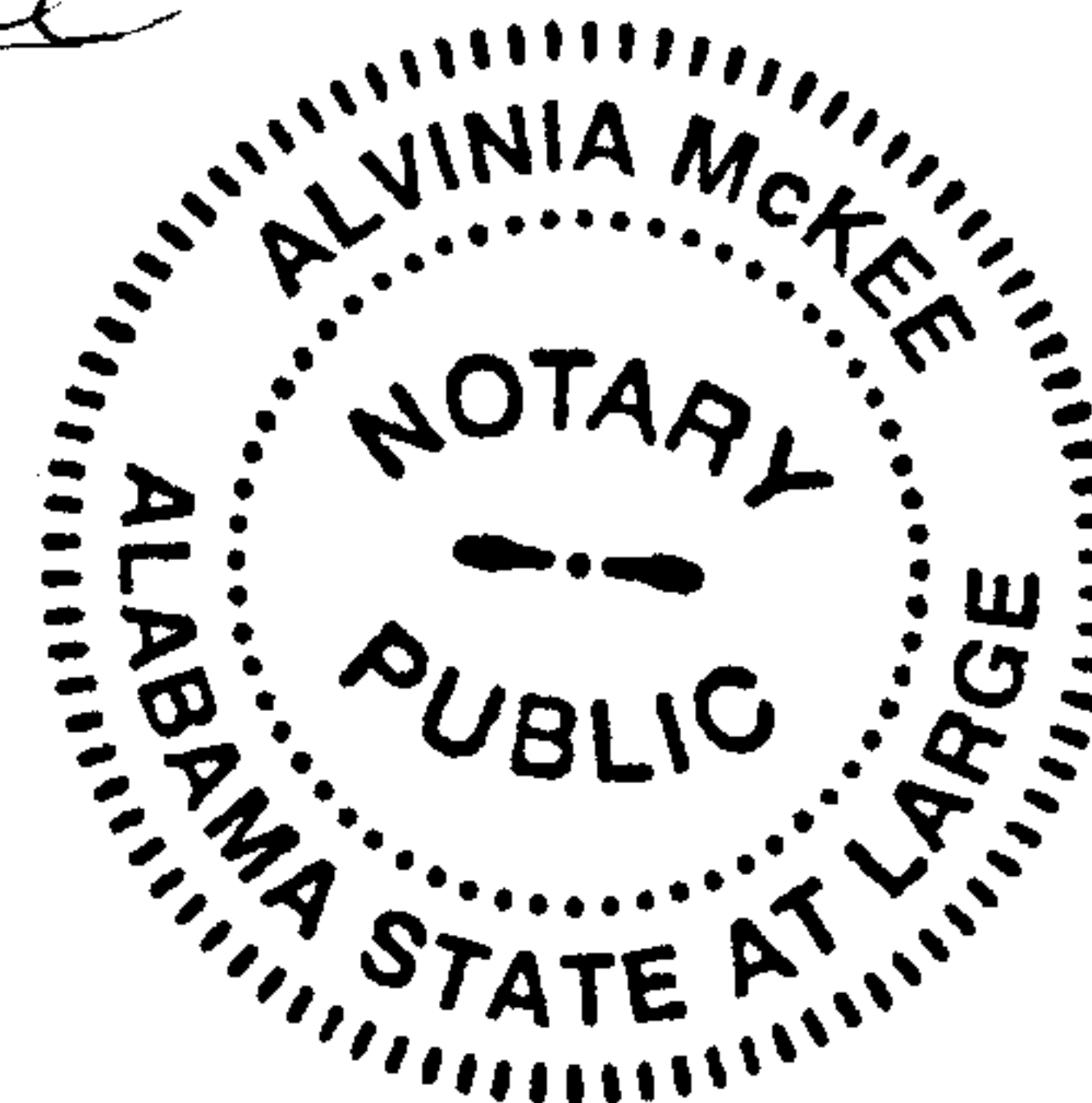
THE STATE OF ALABAMA  
COUNTY OF MONTGOMERY


I, the undersigned Notary Public, in and for said county, in said state hereby certify that KATHY BOSTON who is of ALABAMA HOUSING FINANCE AUTHORITY signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of SERVICING MANAGER.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 19 day of NOVEMBER, 2010

Alvinia McKee  
NOTARY PUBLIC

My Commission expires: My commission expires January 23, 2013



  
20101210000415240 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/10/2010 12:17:59 PM FILED/CERT