

Prepared by: James Tarlton
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Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329

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20110202000037150 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/02/2011 02:28:51 PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 221.0925735AL / smuth
Value \$ 213,647.06

SOURCE OF TITLE:

Book 2007
Page 314940
Instrument #

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 103, ACCORDING TO THE SURVEY OF STAGE COACH TRACE, SECTOR I, AS RECORDED IN MAP BOOK 25, PAGE 24 A-C, 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.

Shelby County, AL 02/02/2011
State of Alabama
Deed Tax: \$214.00

IN WITNESS WHEREOF, **SUNTRUST MORTGAGE, INC**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 15th day of October, 20 10.

SUNTRUST MORTGAGE, INC

ATTEST:

By:

TITLE:

Janie Dadds, AVP

By:

TITLE:

Annette Holman - Foreman
Annette Holman Foreman, VP

(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 Annette Holman Foreman and Janie Dadds 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 15th day of October, 20 10.

Georgianna N. Alston
NOTARY PUBLIC

My Commission Expires: Feb. 28, 2013

