

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

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 221.1009746AL

Value: \$40,116.66

SOURCE OF TITLE:

Book

Page

Instrument # 2007030200009440

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 29, ACCORDING TO THE SURVEY OF COURTYARD MANOR , A SINGLE FAMILY RESIDENTIAL DEVELOPMENT, AS RECORDED IN MAP BOOK 35, PAGE 144 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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.



20110301000069160 1/2 \$16.00

Shelby Cnty Judge of Probate, AL

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IN WITNESS WHEREOF, **SUNTRUST MORTGAGE, INC.**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 3rd day of November, 2010.

SUNTRUST MORTGAGE, INC.

ATTEST:

By: [Signature]

TITLE: Janie Dodds, AVP

By: [Signature]

TITLE: Rebecca W Shala, VP

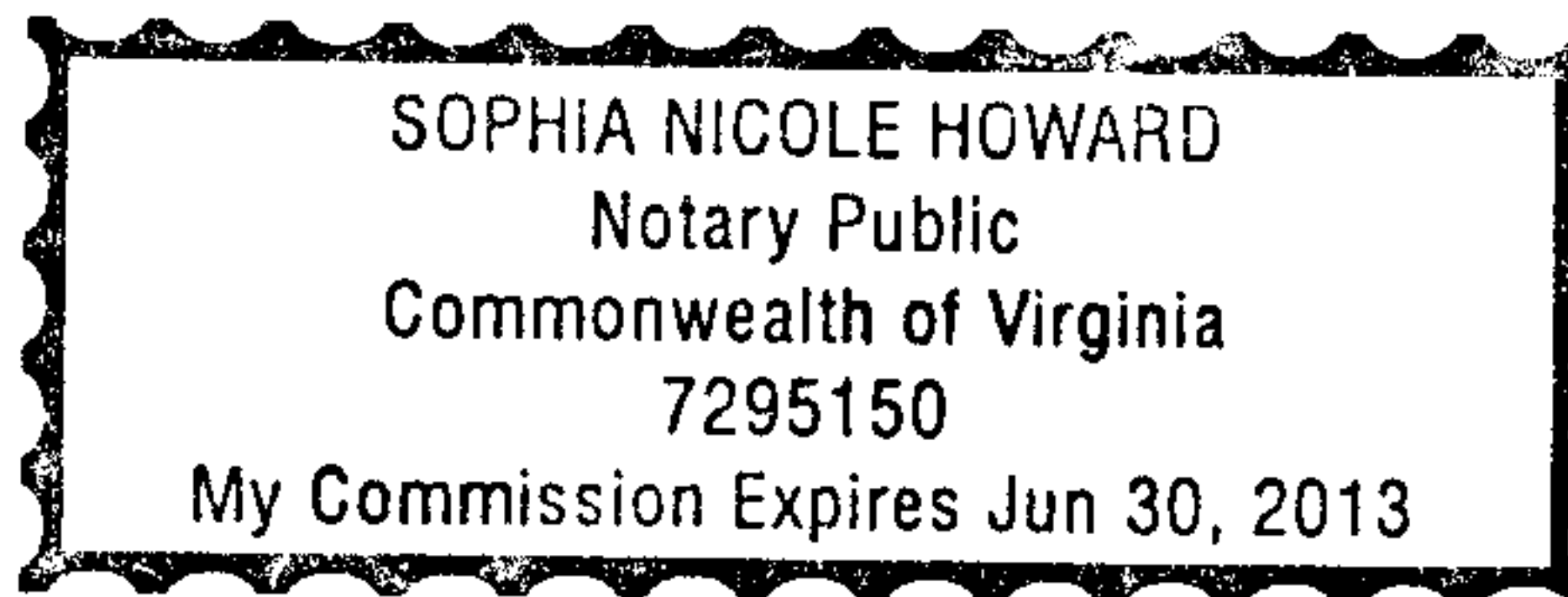
(Corporate Seal)

THE STATE OF Va
COUNTY OF Richmond

I, the undersigned Notary Public in and for said State and County, do hereby certify that Rebecca W Shala and Janie Dodds 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 3rd day of November, 2010.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6.30.2013



20110301000069160 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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