

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

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2011020593AL1
LOAN NO: 10053446

Source of Title:
Instrument # 20110124000024200

SALES PRICE: \$182,500.00
LOAN AMOUNT: \$ 177,873.00

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 Pkwy, Dallas, TX 75254, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Julie Schultz** whose address is **4825 Keith Drive, Birmingham, AL 35242**, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:


Lot 10, in Block 15, according to the Map of Lincoln Park-Renamed Broken Bow South, as recorded in Map Book 11, Page 82, 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 **Julie Schultz**, its successors and/or assigns, forever.

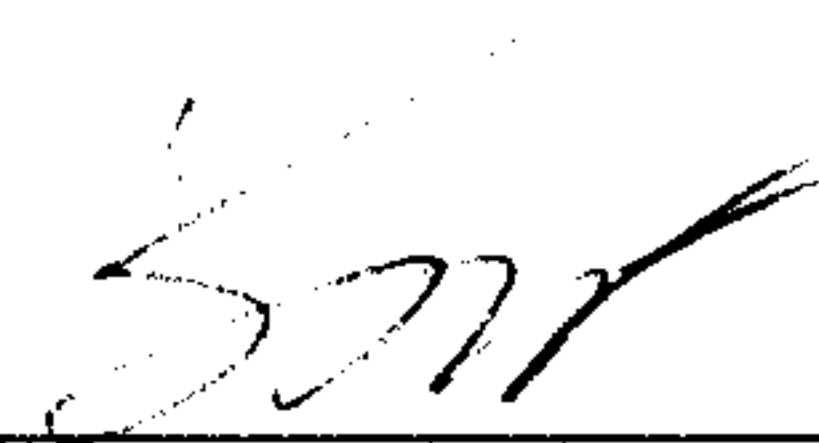
\$177,873.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.


20110701000191610 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/01/2011 09:22:37 AM FILED/CERT

Shelby County, AL 07/01/2011
State of Alabama
Deed Tax: \$5.00

IN WITNESS WHEREOF, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 23rd day of June 2011

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

By: 
TITLE:

Brian Widener, Partner


(Corporate Seal)

THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that **Brian Widener, Partner** of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association**, 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 23rd day of June, 2011


NOTARY PUBLIC
My Commission Expires:


20110701000191610 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/01/2011 09:22:37 AM FILED/CERT

