

20120608000203130 1/2 \$192.00
Shelby Cnty Judge of Probate, AL
06/08/2012 12:54:25 PM FILED/CERT

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

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: FNM2012030835AL1
LOAN NO: 0283995041

Source of Title Deed
Instrument #: 20111101000326510

SALES PRICE: \$177,000.00
LOAN AMOUNT: \$64,500.00

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 a/k/a Fannie Mae.**, 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 **Clifton N. Gray, Jr. and Linda A. Gray** _____ whose address is _____, its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

LOT 422, ACCORDING TO THE SURVEY OF WEATHERLY BROADMOOR ABBEY SECTOR 25, AS RECORDED IN MAP BOOK 21, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property: 117 Broadmoor Lane, Alabaster, Alabama 35007

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.

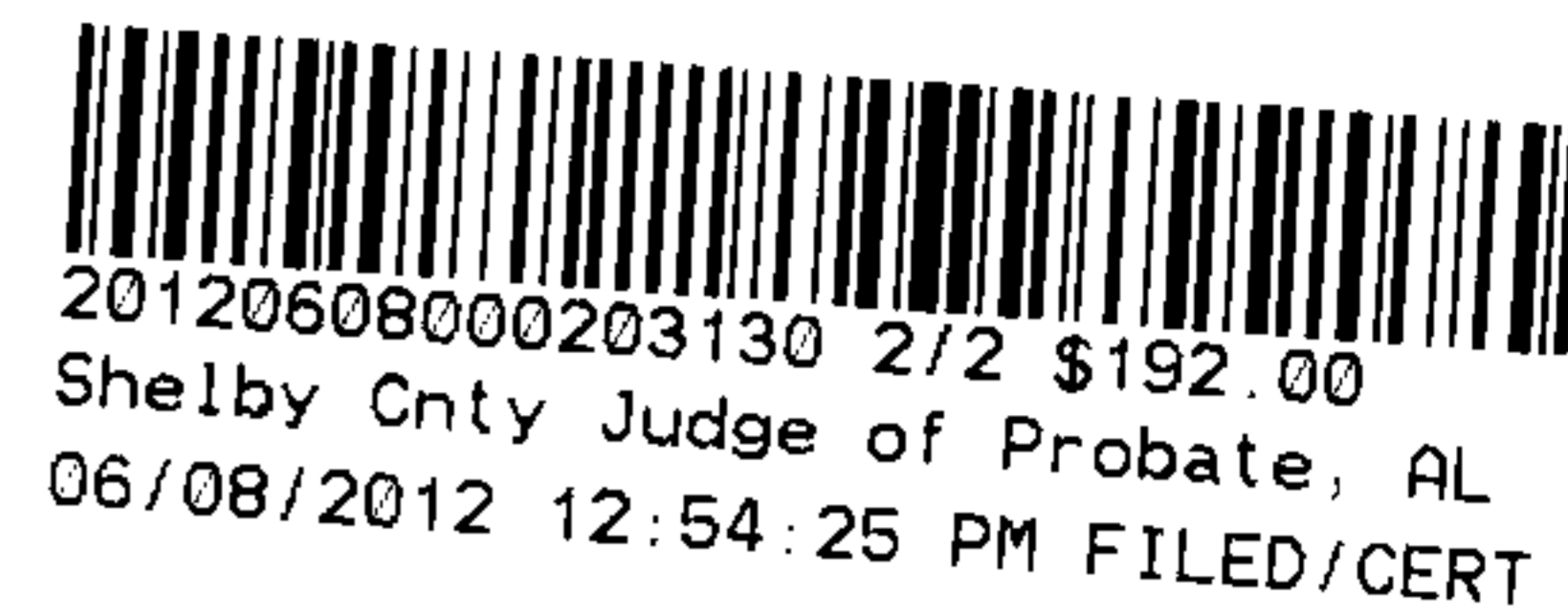
TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Clifton N. Gray and Linda A. Gray Jr.**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, **Federal National Mortgage Association a/k/a Fannie Mae** has caused this conveyance to be executed in its name by its undersigned officer(s), this 4TH day of JUNE, 2012.

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

ATTEST:

By: *[Signature]* AIF
TITLE: Associated



(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 *Tiffany H. White* as Attorney for Johnson & Freedman, LLC, Attorney-in-Fact for **Federal National Mortgage Association**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4 day of June, 2012



[Signature]
NOTARY PUBLIC
My Commission Expires: 4/3/16

Shelby County, AL 06/08/2012
State of Alabama
Deed Tax: \$177.00