


Prepared by and Return to:
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329


20120730000274380 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/30/2012 11:53:01 AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

SOURCE OF TITLE:
Instrument No.

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SAXON MORTGAGE SERVICES, INC., BY RESIDENTIAL CREDIT SOLUTIONS, INC. AS ITS ATTORNEY IN FACT** whose principal place of business is located at 350 South Grand Ave 47th Floor, Los Angeles, CA 90071, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Federal National Mortgage Association** (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 111, according to the survey of Rosburg Townhomes, as recorded in Map Book 36 Page 18, 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.

File No. 1150712

/Wilkerson

IN WITNESS WHEREOF, Saxon Mortgage Services, Inc., has caused this conveyance to be executed in its name by its undersigned officer(s), this 10th day of July, 2012.

SAXON MORTGAGE SERVICES, INC. BY RESIDENTIAL CREDIT SOLUTIONS, INC. AS ITS ATTORNEY IN FACT

By: [Signature]
TITLE: Vice President

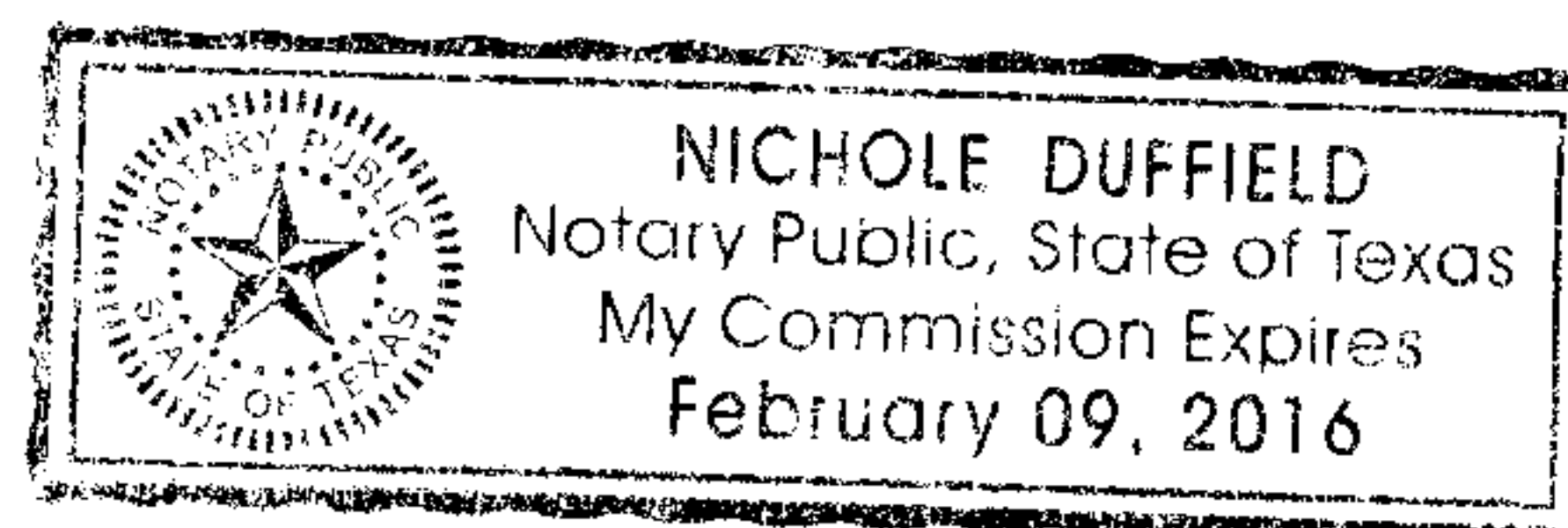
By: [Signature]
TITLE: Vice President

THE STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned Notary Public in and for said State and County, do hereby certify that Alicia Wood and Heath Carpenter who are the Vice President and Vice President, respectively of **SAXON MORTGAGE SERVICES, INC., BY RESIDENTIAL CREDIT SOLUTIONS, INC. AS ITS ATTORNEY IN FACT**, 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 11 day of July, 2012.

[Signature]
NOTARY PUBLIC
My Commission Expires: 02/09/2016



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