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08/20/2014 02:02:28 PM
CORDEED 1/2

20030307000139640 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
03/07/2003 10:05:00 FILED/CERTIFIED

Revised 1/02/92
AL (Conventional)

REO No. A024019

STATE OF ALABAMA) ss.
COUNTY OF Shelby)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto GE Capital Mortgage Services, Inc. of 6001 Six Forks Road, Raleigh, NC 27615, and his assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

The property is commonly known as 221 Wixford Way, Alabaster, Alabama 35007 and is more particularly described on Exhibit A, attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, GE Capital Mortgage Services, Inc., and his assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, Federal National Mortgage Association, a corporation has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 26th day of September, 2002.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

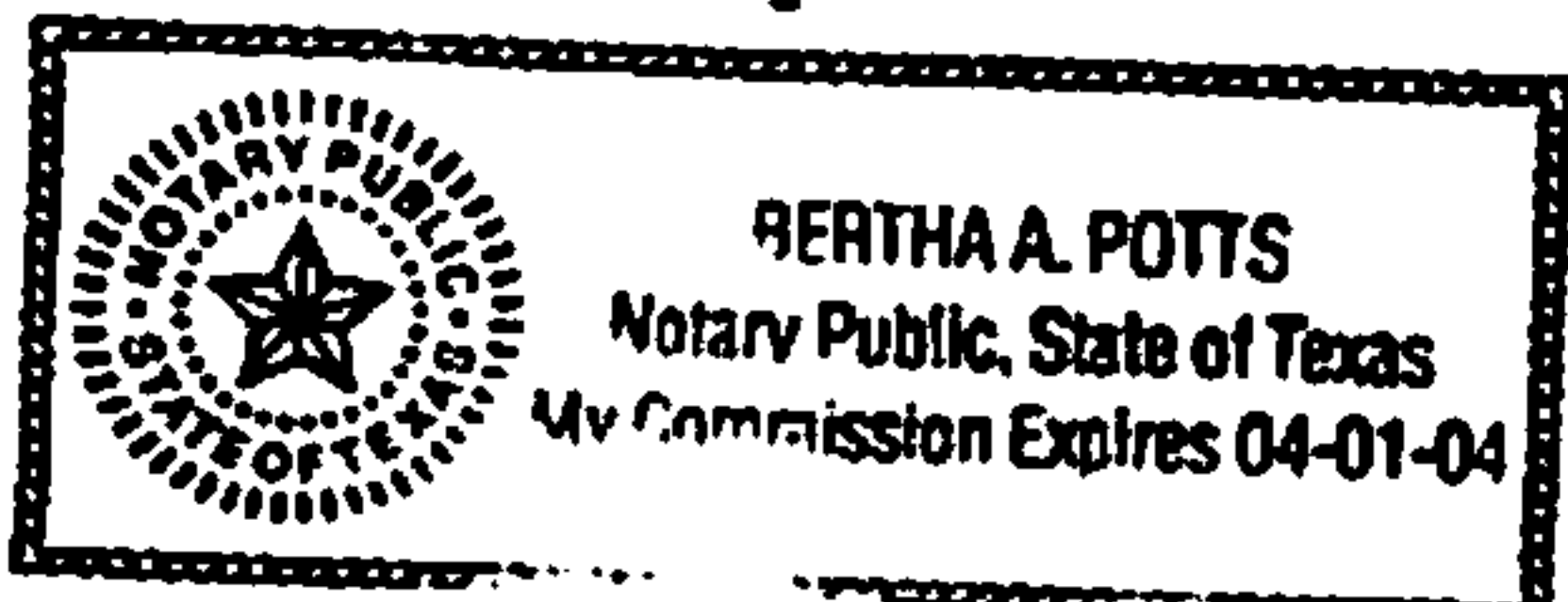
By: Susan T. Smith
Susan T. Smith, Vice President

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

I, Bertha A. Potts, a Notary Public in and for the said County and State, hereby certify that Susan T. Smith, whose name as Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this 15th day of November, 2002.

Bertha A. Potts
Notary Public, Texas
My Commission Expires:



This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Asso.

13455 Noel Road
Galleria Tower II, Suite 600
Dallas, TX 75240-5003

Brown & Battles

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 322, according to the Survey of Weatherly, Wixford Manor, Sector 24, as recorded in Map Book 20, page 144, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/20/2014 02:02:28 PM
\$17.50 KELLY
20140820000261070

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.