20060825000418860 1/1 $12.00
Shelby Cnty Judge of Probate,AL
08/25/2006 12:13:12PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

That Mortgage Electronic Registration Systems, Inc., hereinafter called Grantor, for and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association, a Corporation, hereinafter called Grantee, its successors and/or assigns, the following described property, situated in Shelby County, Alabama, to wit:

Lot 403, according to the survey of the Village at Stonehaven, Phase 4, as recorded in Map Book 29, Page 12, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness hereto secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

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 or under the Grantor.

TO HAVE AND TO HOLD the aforegranted property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, and its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed in its name by its undersigned officer, this 15th day of August 2006.

(Corporate Seal)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

BY: Debbie Fly
ITS: Debbie Fly, AVP

ATTESTED:
BY: Tonia Moore
ITS: ASSISTANT SECRETARY

STATE OF TENNESSEE)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Debbie Fly and Tonia Moore, whose names as Asst Vice President and Asst Secretary, of Mortgage Electronic Registration Systems, 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 and seal of office this 15th day August, 2006.

Joyce A. Hunt
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES MARCH 31, 2010

JOYCE A. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

This instrument prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 1004-7676 / Brown / 1-872844 - 10872844

FOR AD VALOREM TAX PURPOSES; Regions Bank d/b/a Regions Mortgage, Tax Department, 1900 Charles Bryan, Cordova, TN 38016