

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Regions Mortgage, Inc., a corporation, 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 organized and existing under the laws of the United States, hereinafter called Grantee, its successors and/or assigns, the following described property, situated in the County of Jefferson, Alabama, to wit:

Lot 62, according to the Survey of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama. Mineral and Mining rights excepted.

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 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 aforegranted property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, and its successors and/or assigns forever

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed in its name by its undersigned officer, this 1st day of April, 1999.

(Corporate Seal)

Regions Mortgage, Inc.

By: 

Its: Foreclosure Officer

ATTEST: 

Chris B. Raycraft
Its: Assistant Corporate Secretary

[ACKNOWLEDGMENT BEGINS ON NEXT PAGE]

Inst. # 1999-14413

04/06/1999-14413
09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HNS 12.00

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roosevelt Jackson and Chris B. Raycraft, whose names as Foreclosure Ofc and Assistant Corporate Sec. of Regions Mortgage, Inc., a corporation, is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the 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 official seal this 1st day of April, 1999

Shereese W. George

Notary Public Shereese W. George

My Commission Expires: _____

My Commission Expires 2-20-2000

This document prepared by:

Bowdy J. Brown, Esq.

Rushton, Stakely, Johnston & Garrett, P.A.

Post Office Box 270

Montgomery, Alabama 36101-0270

Our File No. 1004-682

Loan No. 8321838 / Freeland

Inst # 1999-14413

04/06/1999-14413
09:50 AM
002 HHS 12.00
FILED