

Revised 1/02/92
AL (Conventional)

REO No. A991360

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 **REGIONS MORTGAGE, INC A CORPORATION, AS SUCCESSOR TO AMERICAN'S LOAN SOURCE, INC. BY MERGER DATED DECEMBER 21, 1998**, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **MATT RIHA AND JENNIFER RIHA** of ALABAMA and their 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 256 WALLACE DRIVE SHELBY, AL 35143 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, **MATT RIHA AND JENNIFER RIHA** and their 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, under power of attorney for **REGIONS MORTGAGE, INC A CORPORATION, AS SUCCESSOR TO AMERICAN'S LOAN SOURCE, INC. BY MERGER DATED DECEMBER 21, 1998**, FSB, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 1ST day of JUNE, 1999.

(CORPORATE SEAL)



FEDERAL NATIONAL MORTGAGE
ASSOCIATION ATTORNEY IN FACT FOR
REGIONS MORTGAGE, INC A
CORPORATION, AS SUCCESSOR TO
AMERICAN'S LOAN SOURCE, INC. BY
MERGER DATED DECEMBER 21, 1998

By: Teresa M. Foley Vice President

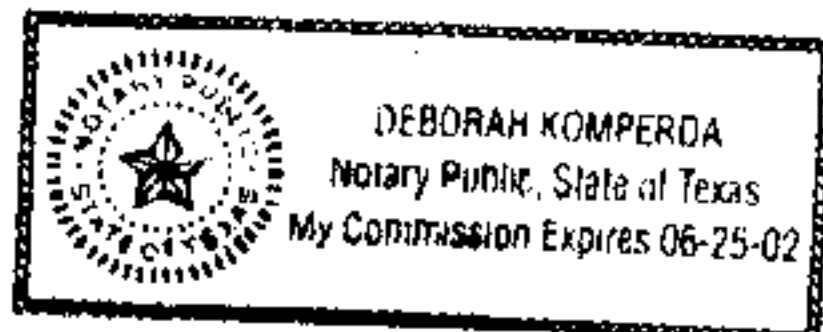
STATE OF TEXAS) ss.
COUNTY OF DALLAS)

I, DEBORAH KOMPERDA, a Notary Public in and for the said County and State, hereby certify that Teresa M. Foley, 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 1ST day of JUNE, 1999.

Deborah Komperda
Notary Public, Texas
My Commission Expires:

(SEAL)



This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assoc
13455 Noel Road, Suite 600
Dallas, TX 75240-5903

Inst # 1999-27143

06/29/1999-27143
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

Exhibit A

Lot 16, according to the Map and Survey of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, Page 96, in the Probate Office of Shelby County, Alabama.

Inst # 1999-27143

06/29/1999-27143
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00