CONSIDERATION: \$52,000.00

Revised 1/02/92 AL (Conventional)

REO No. A992390

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 PERRY L. MILLER AND ERLINE GREENE, AS JOINT TEXANTS WITH RIGHT OF SURVIVORSHIP, 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 2095 OLD HIGHWAY 280 CHELSEA, AL 35043 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, PERRY L. MILLER AND ERLINE GREENE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, corporation has caused this conveyance to be executed in its name by its undersigned officer, and descorporate seal affixed, this 23RD day of JULY, 1999.

(CORPORATE SEAL)

STATE OF TEXAS) COUNTY OF DALLAS)

FEDERAL MATIONAL MORTGAGE ASSOCIATION

By: TERESA M. FOLEY Vice President

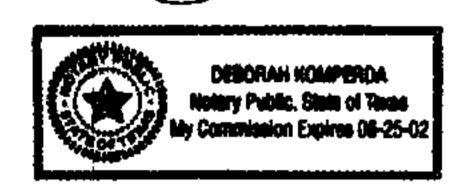
TY OF DALLAS)

I, Deborah Komperdamuna Notary Public in and for the said County TERESA M. FOLEY , whose name as Vice and State, hereby certify that 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 if 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 23RD Day of JULY, 1999.

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 75240-5003

Inst # 1999-31700

07/29/1999-31700 10:54 AM CERTIFIED SHELBY COUNTY JUNGE OF PRODATE 14.00 BOS 1945

EXHIBIT A

attached to and made a part of Special Warranty Deed from Federal National Mortgage Association to Perry L. Miller and Erline Greene dated July 23, 1999

PROPERTY DESCRIPTION:

A tract of land situated in the West ½ of the NW 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, and described as follows: Commence at the point of intersection of the West line of Section 25 and the Southerly right of way line of Old U. S. Highway No. 280; thence Northeast along said right of way line a distance of 539.9 feet to the point of beginning; thence continue along said right of way line 157.43 feet; thence Southerly and parallel to the West line of Section 25, 515.08 feet, more or less, to a point; thence in a Westerly direction and parallel to the South line of the Southwest 1/4 of the Northwest 1/4 of Section 25, a distance of 149.58 feet, more or less; thence in a Northerly direction and parallel to the West line of Section 25, a distance of 466 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-31700

07/29/1999-31700 10:54 AM CERTIFIED SHELBY COUNTY MOSE OF PROMITE 14.00