

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Regions Mortgage, 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, hereinafter called Grantee, its successors and/or assigns, the following described property, situated in the County of Shelby, Alabama, to wit:

Part of Lot 8-B, according to the Re-survey of Whispering Pines Farms, as recorded in Map Book 13 page 131, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Southwest quarter of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama and run thence South 87 degrees 01 minutes 41 seconds West along the South line of said quarter-quarter a distance of 931.75 feet to a point; thence run North 12 degrees 08 minutes 00 seconds West a distance of 1,474.39 feet to a point on the South right of way line of Shelby County Highway No. 13; thence run North 85 degrees 39 minutes 46 seconds West a distance of 50.0 feet to the point of beginning of the property being described; thence continue along last described course 360.21 feet to a point; thence turn 101 degrees 11 minutes 14 seconds left and run Southerly 429.48 feet to a point; thence turn 89 degrees 48 minutes 49 seconds right and run Westerly 70.48 feet to a point; thence turn 89 degrees 48 minutes 01 seconds left and run Southerly 100.0 feet to a point; thence turn 85 degrees 09 minutes 55 seconds left and run Easterly 458.41 feet to a point; thence turn 98 degrees 37 minutes 26 seconds left and run Northerly 499.65 feet to the point of beginning.

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 14th day of June, 2000.

(Corporate Seal)

Regions Mortgage, Inc.

By: [Signature]
Its: VICE PRESIDENT

ATTEST: [Signature]
VINCENT J. BALSAMO, JR.
Its: VICE PRESIDENT

06-15-2000-20000
[ACKNOWLEDGMENT BEGINS ON NEXT PAGE]-20000
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NNS 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 Maria T. Johnson and Vincent J. Balsamo, whose names as Vice President and Vice President, of Regions Mortgage, Inc. 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 14th day of June, 2000.

Louise Pruitt

Notary Public LOUISE PRUITT

My Commission Expires: _____

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

1004-1762

Loan No

4620464 (BakerH)

MY COMMISSION EXPIRES 3/8/2003

Inst # 2000-20000

06/15/2000-20000

11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NMS

12.00