

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

Lot 21, according to the Survey of Walters Cove, First Sector, as recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama.

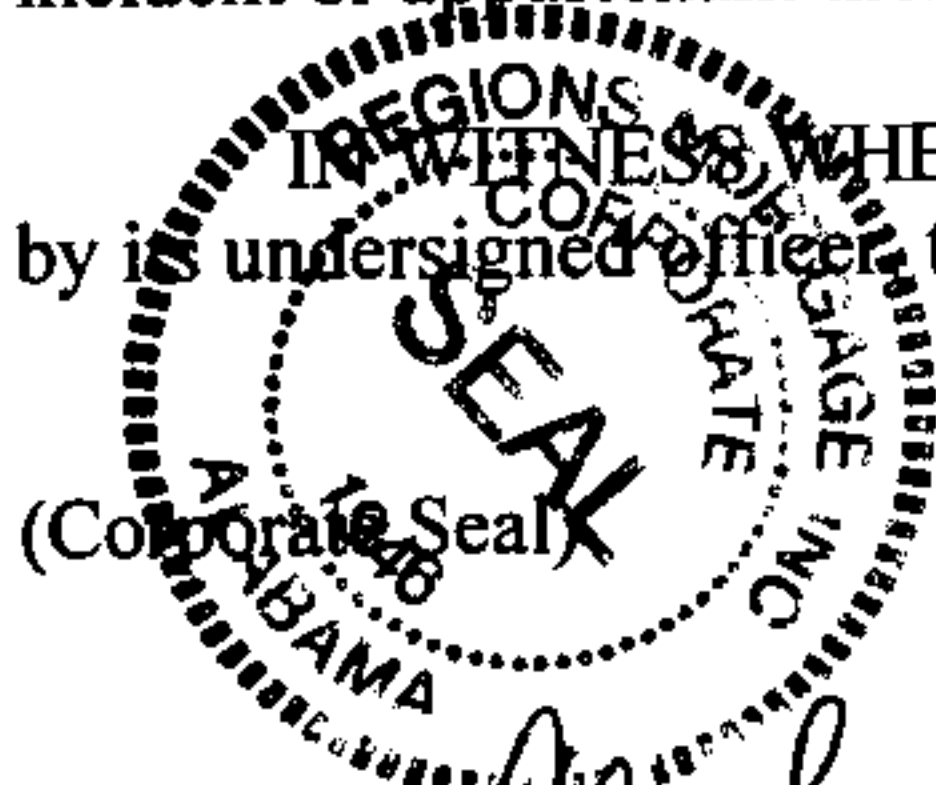
The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

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 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 30th day of Jan., 2002.



ATTEST: Carolyn Wright  
Assistant Corp. Secretary  
Its: \_\_\_\_\_

REGIONS MORTGAGE, INC.

By: Kathy Boston

Its: \_\_\_\_\_

**Kathy Boston**  
**Foreclosure Officer**

STATE OF ALABAMA )  
COUNTY OF MONTGOMERY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy Boston and Carolyn Wright, whose names as Foreclosure Officer and Asst. Corp. Sec., of Regions Mortgage, Inc., an Alabama 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 30th day of Jan., 2002.

Angela Thomas

Notary Public

My Commission Expires: My commission expires 3-14-2005.

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.: 1004-3256  
Loan No.: 6139687 / GlennJG

Inst # 2002-05554

02/01/2002-05554  
11:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 12.00