



20040325000150970 Pg 1/2 217.00
Shelby Cnty Judge of Probate, AL
03/25/2004 08:55:00 FILED/CERTIFIED

\$203,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said grantor by **WILLIAM KING AND TERESA M. KING, husband and wife**, the grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

LOT 34 A ACCORDING TO THE RESURVEY OF LOTS 34 & 35 OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said grantee, its heirs and assigns, forever; and

This conveyance is executed and delivered for the purpose of effecting the redemption of said real property from that foreclosure sale held March 1, 2004, pursuant to mortgage executed by WILLIAM KING AND TERESA M. KING, husband and wife to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Lender and Lenders successors and assigns, dated February 6, 2002 and recorded in instrument number 2002-07560, of said Probate Court records, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, became the purchaser by auctioneer's deed dated 3/1/04 and recorded in 20040308000119350, of said Probate Court records.

This conveyance is further made subject to restrictive covenants, easements, rights of way and building set back lines, if any, applicable to said property of record in the said Probate Court records.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed on this the 10th day of March, 2004.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY

[Signature] Vice President
Its:

4/10/04

State of Albany, Georgia
County of Crawford

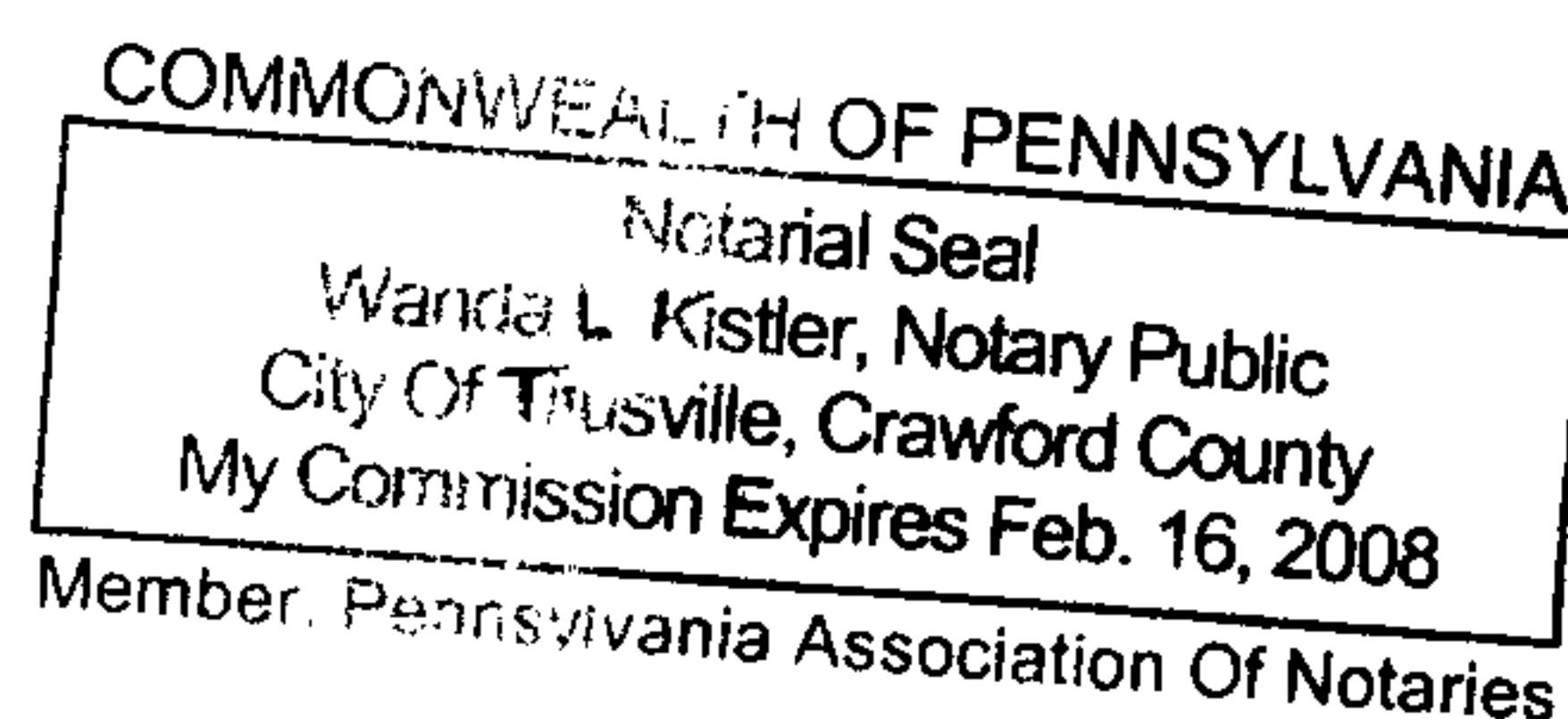
I, the undersigned notary public, in and for said state and county, hereby certify that Wally R. Kistler, whose name as V. President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily and as the act of said FEDERAL NATIONAL MORTGAGE ASSOCIATION on the day the same bears date.

Given under my hand and seal on this the 10 day of March, 2004

Wanda L. Kistler
Notary Public, State of Alabama at Large
My Commission Expires: Pennsylvania

Grantee's Address:

P O Box 517
Titusville, PA 16354



This Instrument Prepared By:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
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