

**MORTGAGOR: WEIGANT  
MAI LOAN # 190958**

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA     )  
SHELBY COUNTY        )**

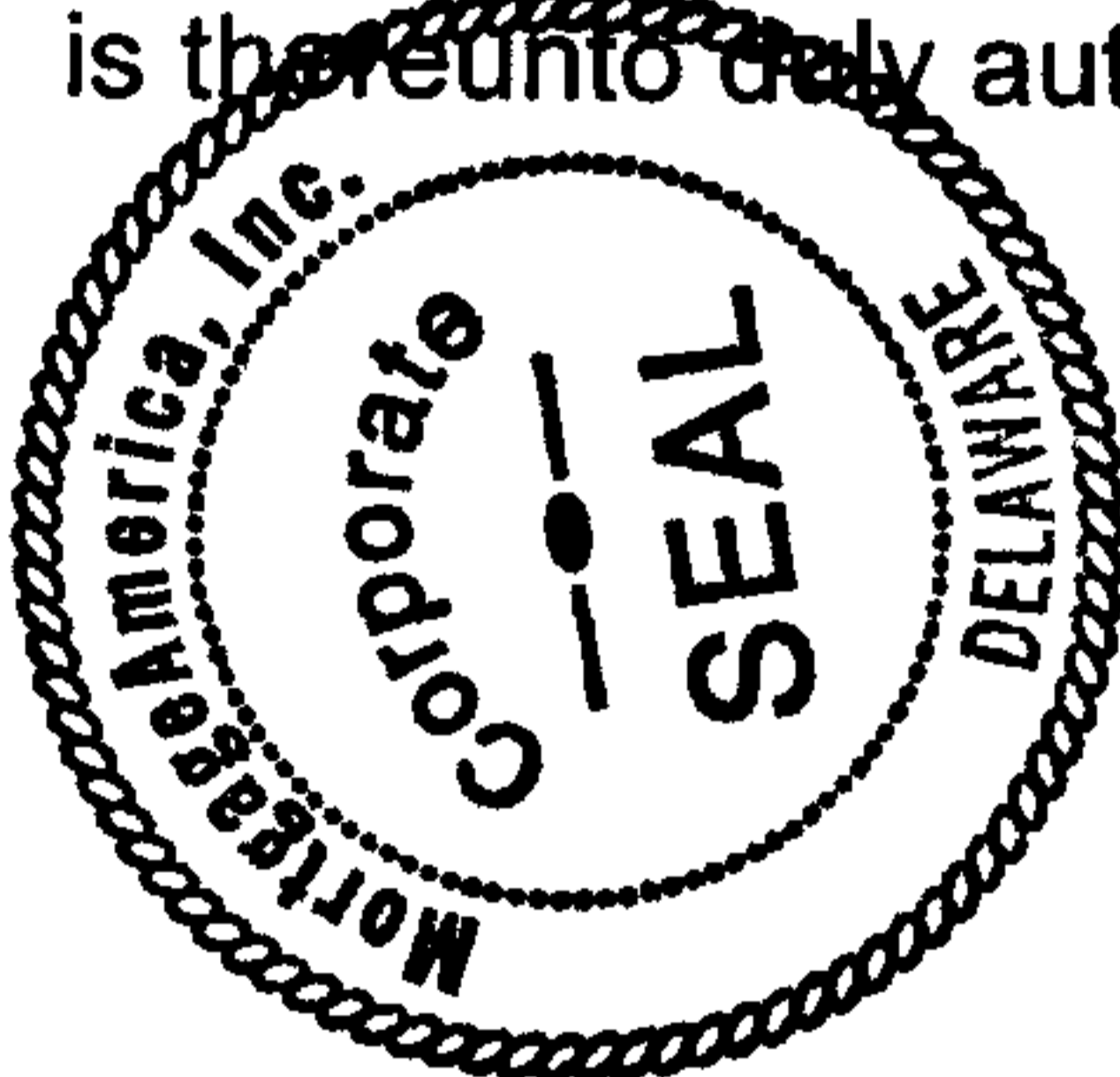
**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the undersigned grantor, **MORTGAGEAMERICA, INC.**, a corporation, does grant, bargain, sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, the following described real estate situated in the County of **Shelby**, State of Alabama to-wit:

Lot 27, Sector 5, according to the Map of Apache Ridge Subdivision, as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns, forever.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** by and between the parties hereto that this conveyance is subject to any outstanding right of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the Grantor, and all persons claiming by, through or under it.

**IN WITNESS WHEREOF**, **MORTGAGEAMERICA, INC.**, a corporation, has caused this conveyance to be executed by Patricia A Copeland, its Vice President, who is thereto duly authorized, on this the 26th day of March, 2004.



**MORTGAGEAMERICA, INC.**

BY: Patricia A. Copeland  
Its Vice President

**ATTEST:**

Lee Higginbotham  
Loan Document Officer

**STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )**

I, LaRivia Garner, a Notary Public in and for said County in said State, hereby certify that Patricia A Copeland whose name as Vice President of **MORTGAGEAMERICA, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as said Trustee.

Given under my hand this the 26th day of March

Notary Public  
My Commission Expires:



(SEAL)

**THIS INSTRUMENT PREPARED BY:  
W. L. LONGSHORE, JR.  
LONGSHORE, BUCK & LONGSHORE, P.C.  
2009 SECOND AVENUE NORTH  
BIRMINGHAM, ALABAMA 35203**

**GRANTEE'S ADDRESS:  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
950 Paces Ferry Road, Suite 1900  
Atlanta, GA 30326-1161**