

Value \$127530.12

Revised 1/02/92
AL (Conventional)

Fannie Mae #1665306347

STATE OF ALABAMA) ss. SPECIAL WARRANTY DEED
COUNTY OF SHELBY)

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 Mortgage Guaranty Insurance Corporation, 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 120 Blue Spring Place, Alabaster, AL 35007 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, Mortgage Guaranty Insurance Corporation, 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, a corporation has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 20th day of February, 2004.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: *Helen A. Smith*

Helen A. Smith - Vice President

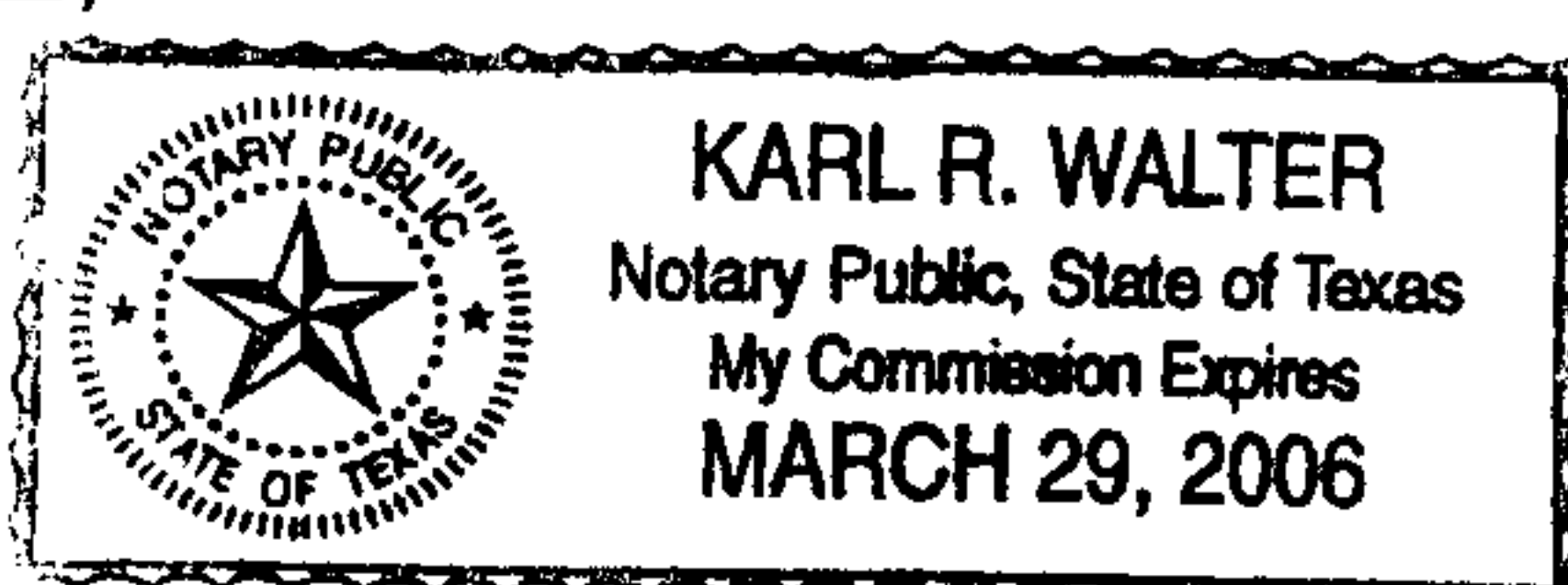
STATE OF TEXAS) ss.
COUNTY OF DALLAS)

I, Karl R. Walter, a Notary Public in and for the said County and State, hereby certify that Helen A. Smith, whose name as Vice 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 of the contents of the conveyance, she, 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 20th day of February, 2004.

Karl R. Walter
Notary Public, Texas
My Commission Expires:

(SEAL)



This instrument was prepared by:
Office of Regional Counsel
13455 Noel Road
Dallas, Texas 75240

Mortgage Guaranty Insurance Corporation
270 E. Kilbourn Avenue
Milwaukee, WI 53202
Order # 8896425

EXHIBIT A

Lot 98, according to the Survey of Summer Brook Sector 5, Phase 1, as recorded in Map Book 21, page 55, in the Probate Office of Shelby County, Alabama.

20040603000297690 Pg 2/2 141.50
Shelby Cnty Judge of Probate, AL
06/03/2004 15:11:00 FILED/CERTIFIED