

**MORTGAGOR: HAGANS, Edward  
MAI LOAN # 674968**

**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, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR 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:

**From the Southeast corner of the SW 1/4 of the SW 1/4 of Section 11, Township 18 South, Range 1 East. Shelby County, Alabama; thence North 0 deg. 2 min. 47 sec. West along the east line of said 1/4-1/4 Section a distance of 849.80 feet; thence leaving said East 1/4-1/4 section line, South 51 deg. 47 min. 13 sec. West a distance of 310.77 feet to a point lying on the Northerly right of way line of Shelby County Highway #50 (New Howard settlement Road), (80' right of way), said point also being the point of beginning; thence South 44 deg. 58 min. 53 sec. West along said right of way line a distance of 296.86 feet; thence South 41 deg. 21 min. 12 sec. West, along said right of way line a distance of 127.65 feet; thence leaving said right of way line North 16 deg. 28 min. 8 sec. West a distance of 196.87 feet; thence North 10 deg. 18 min. 7 sec. West a distance of 99.83 feet; thence North 72 deg. 45 min. 45 sec. East a distance of 331.27 feet, thence North 3 deg. 56 min. 44 sec. West a distance of 104.95 feet; thence South 17 deg. 40 min. 44 sec. East a distance of 193.21 feet to the point of beginning 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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR MORTGAGEAMERICA, INC.**, a corporation, has caused this conveyance to be executed by Patricia A Copeland, its Assistant Secretary who is thereunto duly authorized, on this the 12<sup>th</sup> day of JUNE, 2004.



**ATTEST:**

*[Signature]*  
Assistant Secretary

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. (MERS) AS NOMINEE FOR  
MORTGAGEAMERICA, INC.**

**BY:**

*[Signature of Patricia A. Copeland]*  
Assistant Secretary

STATE OF ALABAMA )

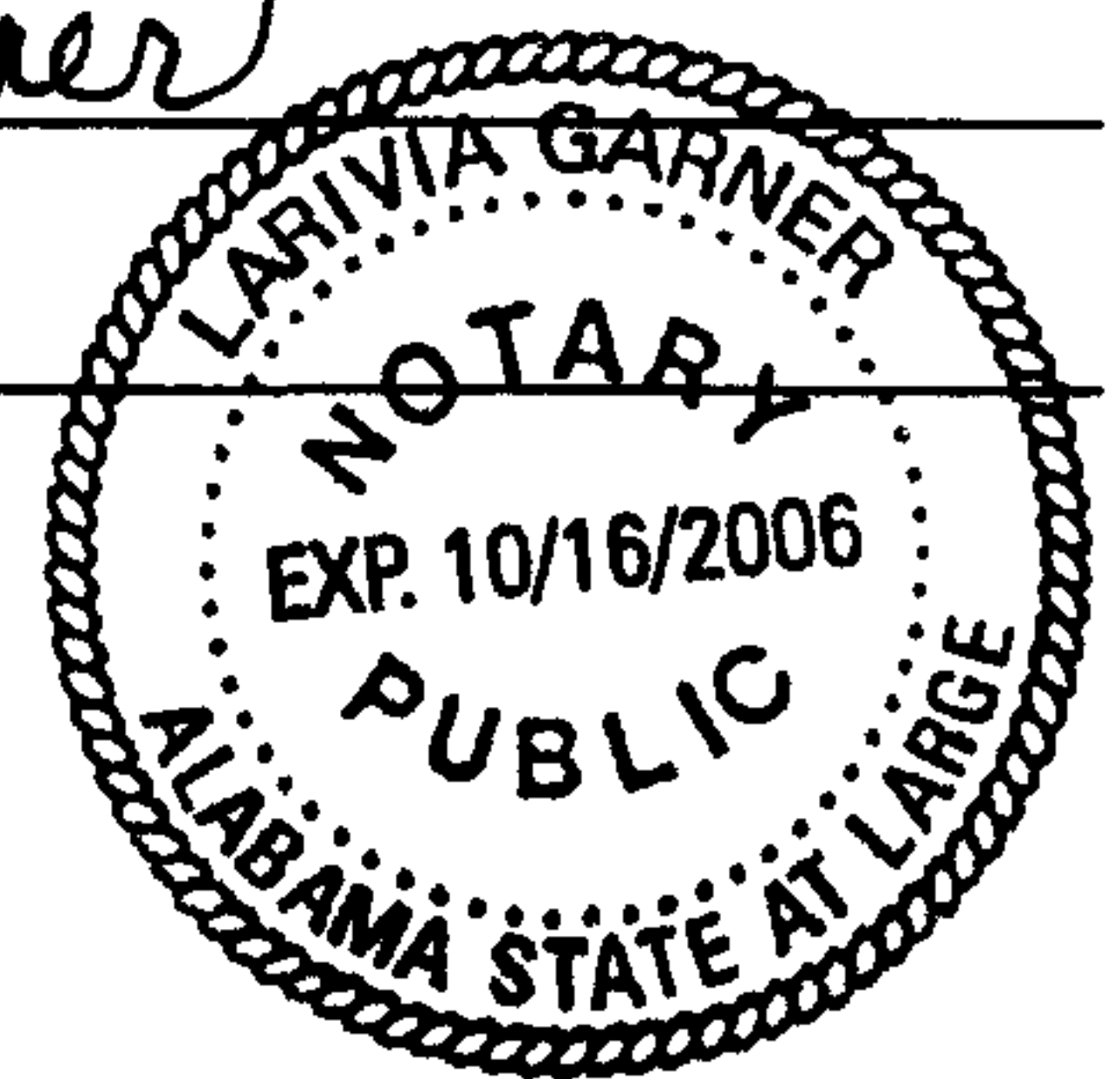
COUNTY OF JEFFERSON )

I, LaRivia Garner, a Notary Public in and for said County in said State, hereby certify that Patricia A Copeland, whose name as Assistant Secretary **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR 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 18th day of JUNE 2004.

LaRivia Garner  
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**

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