

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

That Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, 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 Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Whitestone Townhomes, Phase One, as recorded in Map Book 20 Page 125 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 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 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 assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed in its name by its undersigned officer, this 8th day of Sept., 2004.

(Corporate Seal)

REGIONS BANK, AN ALABAMA BANKING
CORPORATION, D/B/A REGIONS MORTGAGE

BY: [Signature]
ITS: Kathy Boston
Foreclosure Officer

ATTESTED: [Signature]
BY: Terri Vance
ITS: Terri Vance
Assistant Corp. Secretary

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 Terri Vance, whose names as Foreclosure Officer and Asst. Corp. Sec. of Regions Bank, an Alabama banking corporation, d/b/a Regions Mortgage, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this 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 seal of office this 8th day Sept., 2004.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10-31-2006

This instrument prepared by:

Bowdy J. Brown, Esq.

Rushton, Stakely, Johnston & Garrett

Post Office Box 270

Montgomery, Alabama 36101-0270

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Our File No.: 1004-5943

Loan No.: 4687810

FOR AD VALOREM TAX PURPOSES; Regions Bank d/b/a Regions Mortgage, Tax Department, Post Office Box 5640, Montgomery, Alabama 46101-5640