



SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for an in consideration of the sum of Two hundred and forty-one and five hundred and no/100 Dollars (\$241,500.00) cash in hand paid to WASHINGTON MUTUAL BANK, F.A. (herein called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said LARRY RAY DUNN and wife, MARTHA BOWERS DUNN (herein called "Grantees"), all right, title, interest and claim in or to the following described real estate lying and being situated in Jefferson County, Alabama, to-wit:

Lot 16, according to the Survey of Meadowridge, as recorded in Map Book 11, Page 40 A and B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama..

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns forever.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument # 22004050022248960.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Washington Mutual Bank, F.A., has caused these present to be executed in its name and on its behalf as aforesaid, on this the 3rd day of November 2004.

WASHINGTON MUTUAL BANK, F.A.,

BY: Ellen Peterson
Its: Ellen Peterson, Vice President

Attest: [Signature]
By: [Signature]
Its: Dawn Quist, AVP

\$169,050.00 of the purchase price has been financed by a mortgage from Larry Ray Dunn and wife, Martha Bowers Dunn to Mortgage Now, Inc., dated November 19, 2004.

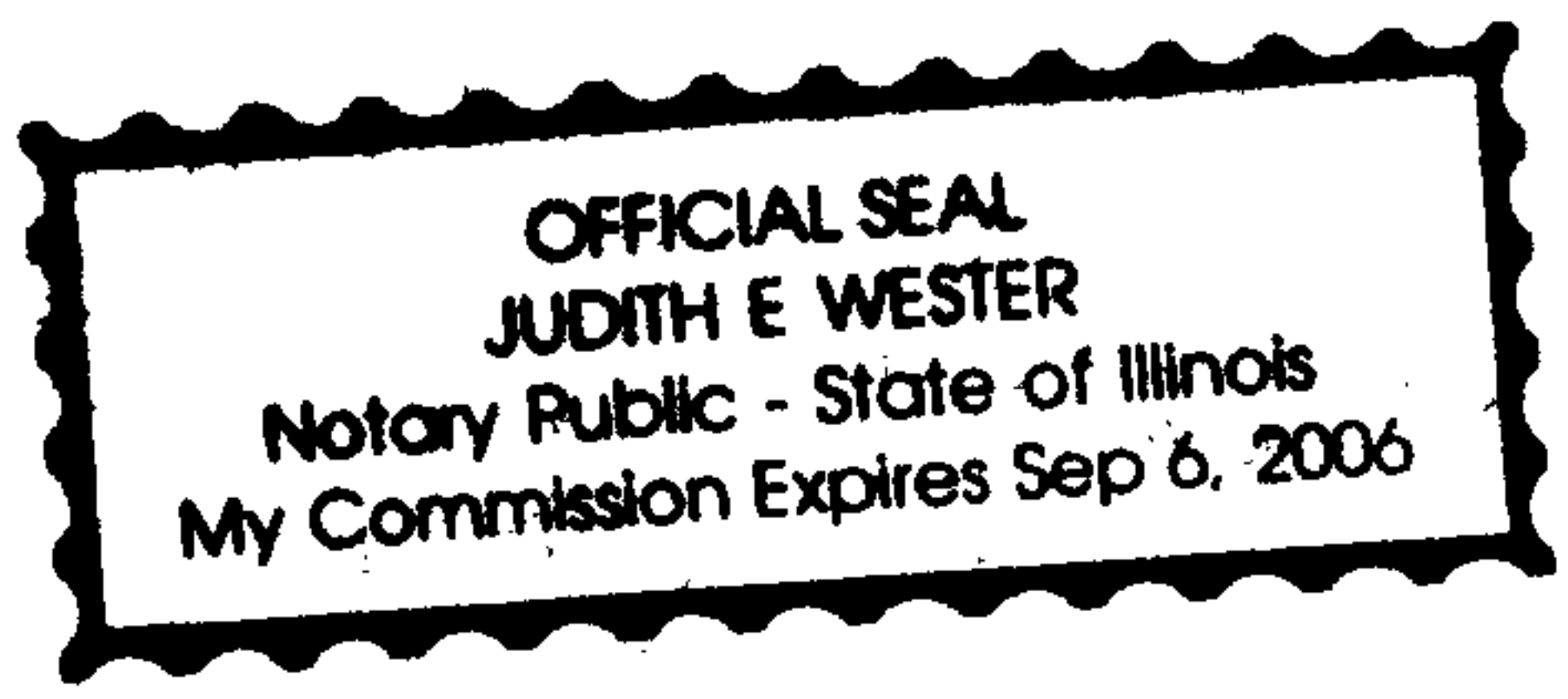
STATE OF Illinois
COUNTY OF Lake

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Ellen Peterson and Dawn Quist, whose names as Vice President and AVP, respectively, WASHINGTON MUTUAL BANK, F.A., 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 3rd day of Nov., 2004.

[Signature]
Notary Public

My commission expires:
This document prepared by:
Chalice E. Tucker
First Financial Title Agency of Alabama
2107 5th Avenue North, Suite 500
Birmingham, AL 35203
04-00488
LOGS REO #99-1583



**AFTER RECORDING SEND TO:
CHALICE E TUCKER AT ADDRESS ABOVE.**