20050801000385250 1/1 $12.00
Shelby Cnty Judge of Probate, AL
08/01/2005 11:41:49AM FILED/CERT

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 2A of the Map and Resurvey of Lots 2 and 3 of Wildwood Shores, 3rd Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 14, Page 23.

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 26th day of July, 2005.

(Corporate Seal)

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

BY: Susan Pittman
ITS: VP

ATTESTED:
BY: Debbie Fly
ITS: AVP

STATE OF TENNESSEE)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan Pittman and Debbie Fly, whose names as Vice President and Asst Vice President 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 26th day July, 2005.

Joyce A. Hunt
NOTARY PUBLIC
My Commission Expires: July 11, 2006

JOYCE A. HUNT
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
JULY 11, 2006
SHELBY COUNTY, TENNESSEE

This instrument prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett
Post Office Box 270
Montgomery, Alabama 36101-0270
f:\Gh\Regions\WhiteJ\swd.hud
Our File No.: 1004-6651 Loan No.: 6488779
FOR AD VALOREM TAX PURPOSES; Regions Bank d/b/a Regions Mortgage, Tax Department, 1900 Charles Bryan, Cordova, TN 38016