

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
James R. Land, Jr.

17779 County Hwy 55
Shelby County, AL 35141

SPECIAL WARRANTY DEED

Shelby County, AL 12/02/2005
State of Alabama

Deed Tax: \$3.50

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-six thousand and 00/100 Dollars (\$86,000.00) to the undersigned Grantor, Federal National Mortgage Association, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James R. Land, Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the SE 1/4 the NW 1/4 of Section 19, Township 18 South, Range 2 East, thence run North along the West line of said 1/4-1/4, 97.0 feet; thence turn Northeasterly an azimuth of 83 degrees 54 minutes 145.0 feet, thence turn Southeasterly an azimuth 153 degrees 21 minutes 85 feet; thence turn southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right of way of Shelby County Road #55; thence turn Southwesterly along said right of way an azimuth of 220 degrees 33 minutes 30 seconds 212.0 feet to the intersection with an old telephone line; thence turn Northwesterly along said telephone line an azimuth of 325 degrees 55 minutes 309.55 feet to the West line of SE 1/4 of NW 1/4; thence turn North along said West line an azimuth of 0 degrees 00 minutes 20.0 feet to the point of beginning; Less and Except; Begin at the Southwest corner of the SE 1/4 of NW 1/4 of Section 19, Township 18 South, Range 2 East; thence run North along the West line of said 1/4-1/4 Section 97 feet to a point; thence turn Northeasterly an azimuth of 83 degrees 54 minutes and run a distance of 91 feet to the point of beginning of the property herein described; thence continue along the last described course a distance of 53 feet to a point; thence turn Southeasterly an azimuth of 153 degrees 21 minutes and run a distance of 85 feet to a point, thence turn Southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right of way of Shelby County Road #55; thence turn Southwesterly along said right of way an azimuth of 220 degrees 33 minutes 30 seconds a distance of 20 feet; thence turn right an angle of 99 degrees 4 minutes and run in a Northwesterly direction a distance of 314 feet, more or less, to the point beginning of the property herein described. Situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Less and except any part of subject property lying within a road.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20050927000501840, in the Probate Office of Shelby County, Alabama.

\$ 86,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18th day of November, 2005.

Federal National Mortgage Association

by,
Its

Belinda Ferguson
Vice President

STATE OF **TEXAS**
COUNTY OF **DALLAS**

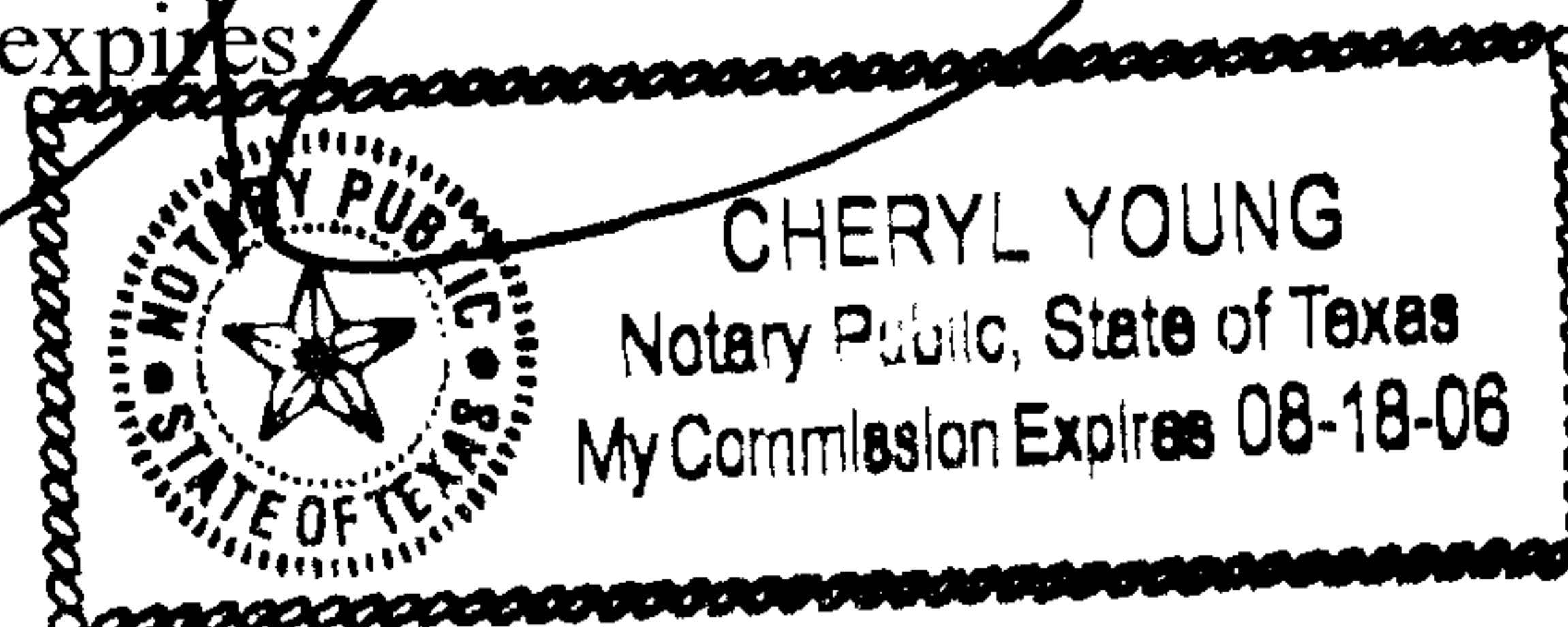
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Belinda Ferguson, whose name as Vice President of Federal National Mortgage Association, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/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 official seal, this the 18th day of November, 2005.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2005-001513