

INVESTOR NUMBER: 1694951427

FLAGSTAR BANK, F. S. B. LOAN NUMBER: 999930647

MORTGAGOR(S): GERALD WADE TERRY AND BAMBI CHERE TERRY

THIS INSTRUMENT PREPARED BY:

Heather H. Renfro
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL. 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Mortgage Electronic Registration Systems, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the Northeast one quarter of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama. Described as follows: Commence at the Northeast corner of said Section 5 and run in a Southerly direction along the East line for a distance of 1542.93 feet to a point on the centerline of Southern Railway (100 foot right of way); thence turn a deflection angle right of 90 degrees 17 minutes 57 seconds and run in a Westerly direction along said centerline for a distance of 503.19 feet to the point of commencement of a curve to the right; said curve having a radius 2886.98 feet, a central angle of 7 degrees 42 minutes 26 seconds, a tangent distance of 194.47 feet, a deflection angle right of 05 degrees 00 minutes 20 seconds to chord, a chord length of 388.06 feet; thence run along arc of said curve and along said centerline for a distance of 388.35 feet; thence turn a deflection angle right 82 degrees 31 minutes 43 seconds from chord and run in a Northerly direction for a distance of 54.47 feet to the Northern most right of way of said Norfolk Southern Railway and the point of commencement of a curve to the right, also being the point of beginning; said curve having a radius of 2886.98 feet, a central angle of 02 degrees 26 minute 21 seconds, tangent distance of 61.46 feet, a deflection angle left 80 degrees 05 minutes 16 seconds to chord and an arc length of 122.90 feet; thence run along arc of said curve and along said Northern most right of way for a distance of 122.90 feet; thence turn a deflection angle right 81 degrees 07 minutes 12 seconds from chord and run in a Northerly direction for a distance of 203.13 feet to the Southern most right of way line of Orangewood Circle (40 foot right of way); thence turn a deflection angle right 68 degrees 48 minutes 01 seconds and run in a Northeasterly direction along said Southern most right of way line for a distance of 125.00 feet; thence turn a deflection angle right

110 degrees 10 minutes 04 seconds and run in a Southerly direction for a distance of 267.33 feet to the point of beginning.

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 Grantee, 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 rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems, Inc., a corporation, has caused this conveyance to be executed by Robert Stoudemire, its Asst. Vice President, who is duly authorized, on the 12th day of January, 2006.

Mortgage Electronic Registration Systems, Inc.

[AFFIX SEAL]

By: [Signature]
Its Asst. Vice President

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Robert Stoudemire, whose name as Asst. Vice President of Mortgage Electronic Registration Systems, 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 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 12th day of January, 2006.

[Signature]
NOTARY PUBLIC

JUDITH A. LEVELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jul 6, 2011
ACTING IN COUNTY OF Oakland

My Commission Expires: