20061026000527820 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/26/2006 09:23:14AM 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:

Commence at the SE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 7 minutes 12 seconds West along the South line of said section distance of 685.49 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 685.49 feet: thence North 1 degree 36 minutes 46 seconds East, a distance of 434.56 feet; thence South 88 degrees 23 minutes 14 seconds East a distance of 400.00 feet; thence North 01 degree 36 minutes 46 seconds East, a distance of 443.43 feet; thence North 88 degrees 23 minutes 14 seconds West, a distance of 400.00 feet; thence North 01 degree 36 minutes 46 seconds East, a distance of 774.86 feet; thence North 89 degrees 34 minutes 26 seconds East, a distance of 112.10 feet to the westerly and southerly right of way of Shelby County Hwy. 333; thence South 40 degrees 54 minutes 3 seconds West along said right of way a distance of 45.92 feet; thence South 67 degrees 40 minutes 50 seconds East along said right of way a distance of 104.14 feet; thence South 3 degrees 18 minutes 29 seconds East and leaving said right of way a distance of 508.45 feet; thence South 85 degrees 47 minutes 13 seconds East, a distance of 461.67 feet; thence South 1degree 37 minutes 53 seconds West a distance of 1017.14 feet to the POINT OF BEGINNING.

SUBJECT TO a 30' ingress, egress easement described as follows: Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama: thence North 89 degrees 36 minutes 12 seconds East along the North line of said 1/4-1/4 section a distance of 677.13 feet; thence North 0 degrees 21 minutes 39 seconds East a distance of 210.13 feet; thence South 89 degrees 35 minutes 0 seconds East a distance of 171.59 feet to the POINT OF BEGINNING of the centerline of a 30' ingress, egress easement lying 15' to either side of described centerline; thence North 58 degrees 36 minutes 15 seconds East along said centerline 44.62 feet; thence North 65 degrees 13 minutes 07 seconds East along said centerline 249.88 feet; thence North 78 degrees 44 minutes 38 seconds East along said centerline 65.71 feet; thence South 84 degrees 18 minutes 12 seconds East along said centerline 62.65 feet; thence South 76 degrees 29 minutes 34 seconds East along said centerline 162.80 feet; thence South 85 degrees 11 minutes 17 seconds East along said centerline 75.73 feet; thence North 75 degrees 3 minutes 45 seconds along said centerline 35.43 feet to the right of way of Shelby County Hwy 333 and the END of said centerline, According to the survey of Rodney Shiflett, dated October 14, 2002.

Also, subject to a 20-foot ingress/egress easement, lying 20-feet to the East of and parallel to the following described line: Commence at the SE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 7 minutes 12 seconds West along the South line of said Section a distance of 685.49 feet; thence continue along the last described course, a distance of 685.49 feet; thence North 1 degree 36 minutes 46 seconds East a distance of 867.99 feet to the point of beginning of said parallel easement line; thence continue along the last described course, a distance of 774.86 feet to the point of ending of said parallel easement line.

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

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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 September, 2006.

(Corporate Seal)

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

BY: Debbie Fly
ITS: Debbie Fly
ASSISTANT VICE PRESIDENT

ATTESTED:
BY: Tonia Moore
ITS: TONIA MOORE
ASSISTANT SECRETARY

STATE OF TENNESSEE)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Debbie Fly and Tonia Moore, whose names as Asst Vice President and Asst Secretary, 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 September, 2006.

Joyce A. Hunt
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES MARCH 31, 2010

JOYCE A. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

This instrument prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 1004-7701 / Vick / Loan No.: 896438704

FOR AD VALOREM TAX PURPOSES; Regions Bank d/b/a Regions Mortgage, Tax Department, 1900 Charles Bryan, Cordova, TN 38016