20061026000528770 1/1 $12.00
Shelby Cnty Judge of Probate, AL
10/26/2006 12:10:38PM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

That Mortgage Electronic Registration Systems, Inc., 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 Southwest corner of Section 18, Township 20 South, Range 2 West, run thence in a Northerly direction along West line of Section 18, Township 20 South, Range 2 West, for a distance of 1690.43 feet to the point of beginning; from the point of beginning thus obtained, turn an angle to the right of 89 degrees 49 minutes 30 seconds and run in a Easterly direction for a distance of 304.45 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 262.95 feet; thence turn an angle to the right of 103 degrees 29 minutes and in a Northerly direction for a distance of 15.90 feet to the point of beginning of a curve to the right (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (said preceding having a central angle of 89 degrees 19 minutes and a radius 35 feet); thence along the arc of said curve for a distance of 54.55 feet; thence turn and angle to the right of 45 degrees 21 minutes (said angle being measured from the chord of last described course to the proceeding course) and run in a Northwesterly direction for a distance of 337.70 feet to the point of beginning. Situated in Shelby County, Alabama.

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 19th day of Oct, 2006.

(Corporate Seal)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

BY: Debbie Fly
ITS: Debbie Fly
ASSISTANT VICE PRESIDENT

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, whose name as AVP, of Mortgage Electronic Registration Systems, Inc., 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 this 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 seal of office this 19th day Oct, 2006.

NOTARY PUBLIC
My Commission Expires: 2/26/2008

PHYLLIS J. MOBLEY
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
FEB. 26, 2008
SHELBY COUNTY, TN

This instrument prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 1004-7702 / Hutt / Loan No.: 10872620

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