

STATE OF ALABAMA:
SHELBY COUNTY:

NTBK# 2000278947
FNMA# 4003086421
GULAS, Nickolas and Teisha

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for One Dollar (\$1.00) and other good and valuable considerations in hand paid to

NetBank

the grantor, as party of the first part, by Federal National Mortgage Association, the grantee, herein, hereinafter referred to as party of the second part, the receipt whereof is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL and CONVEY unto the said party of the second part, subject to the provisions hereinafter contained, the following described real estate situated in Shelby County, Alabama:

Lot 274, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 6, as recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT HOWEVER, to all statutory rights to redeem said real property from a foreclosure sale thereof held on the 6th day of July, 2007, pursuant to the power of sale contained in that certain mortgage recorded in Instrument No. 20030415000228930, in the Probate Court records of Shelby County, Alabama.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining to; TO HAVE AND TO HOLD the same unto said party of the second part forever.

IN WITNESS WHEREOF, NetBank, has caused these presents to be executed by its undersigned officers thereunto duly authorized on this the 3rd day of Aug, 2007.

NetBank

By:

Sherry Stinson

Its: Vice President

ATTEST:

By:

John Maxwell

Its: Secretary

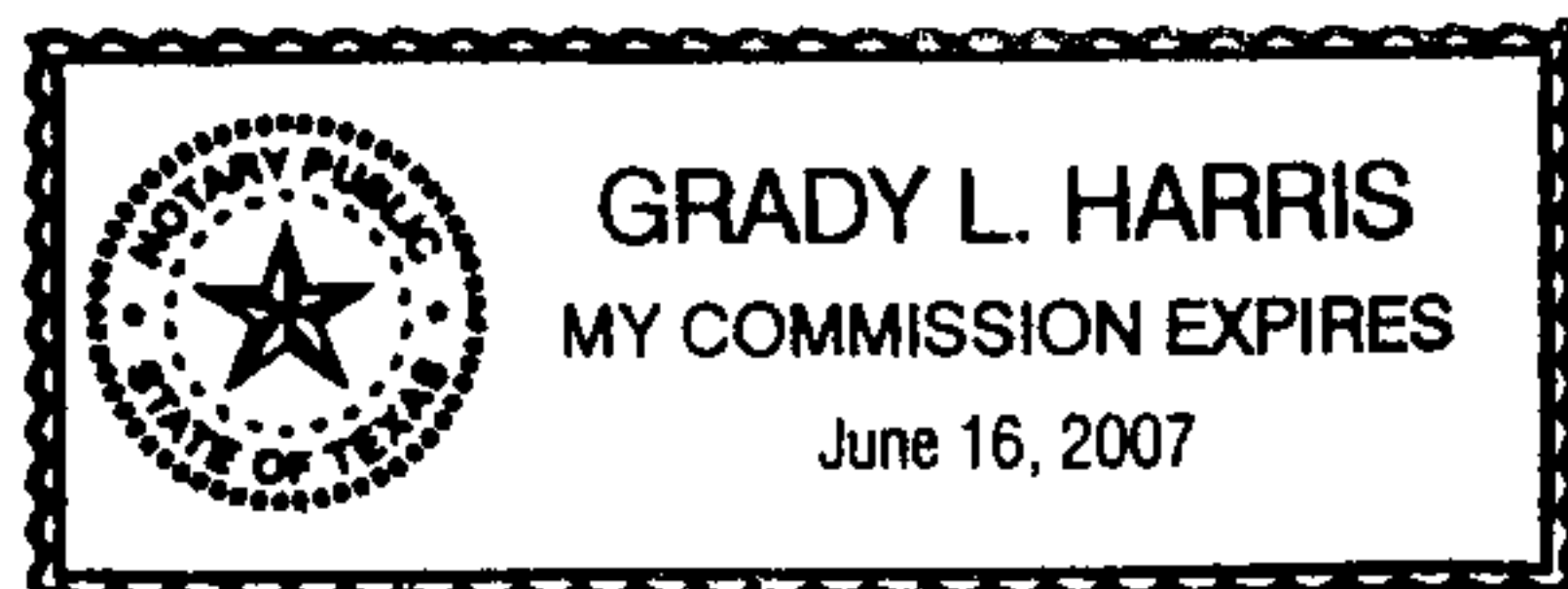


20070807000367700 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/07/2007 12:34:48PM FILED/CERT

STATE OF TEXAS:
COUNTY OF TARRANT:

I, the undersigned, Notary Public, in and for said state and County, hereby certify that Sherry Stinson and John Maxwell, whose names as Vice President and Secretary respectively, of NetBank, are signed to the foregoing instrument being informed of the contents of the said instrument, they, as such officers and with full authority, executed the same voluntarily, for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 3rd day of Aug., 2007.



Grady L. Harris

Notary Public

My Commission Expires: 6/16/07

THIS INSTRUMENT WAS PREPARED BY:

Harold H. Goings
Spain & Gillon, L.L.C.
2117 2nd Avenue North
Birmingham, AL 35203

GRANTOR'S ADDRESS:

1 First American Way
Westlake, Texas 76262