

STATE OF ALABAMA:  
SHELBY COUNTY:

WMC #0003947020  
FNMA #4004798186  
SIMMONS, Richard L. and Carmen

**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

**WACHOVIA MORTGAGE, FSB**

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 4, according to the Survey of Marengo Sector One, as recorded in Map Book 22, Page 123, 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 2nd day of April, 2008, pursuant to the power of sale contained in that certain mortgage recorded in Instrument Number 20060324000138440, 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, Wachovia Mortgage, FSB, has caused these presents to be executed by its undersigned officers thereunto duly authorized on this the 4th day of May, 2008.

**WACHOVIA MORTGAGE, FSB**

By: [Signature]

Lynn K. Owens

Its: Vice President

ATTEST:

By: [Signature]

Gail M. Norrgins

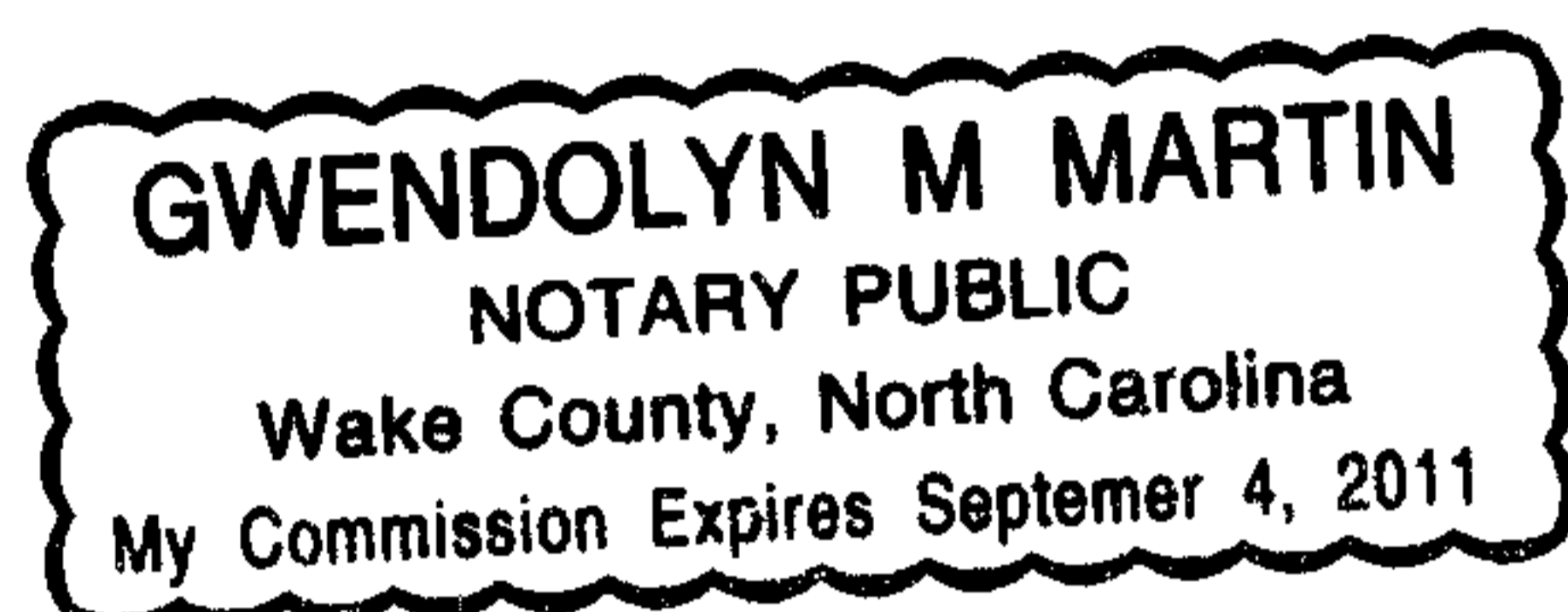
Its: Assistant Secretary

STATE OF North Carolina :  
COUNTY OF Wake :

20080703000271740 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/03/2008 01:51:51PM FILED/CERT

I, the undersigned, Notary Public, in and for said state and County, hereby certify that Lynn K. Owens and Gail M. Norgins, whose names as Vice President and Assistant Secretary respectively, of Wachovia Mortgage, FSB, 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 13 day of May, 2008.



Gwendolyn M. Martin  
Notary Public  
My Commission Expires: 9/4/2011

THIS INSTRUMENT WAS PREPARED BY:  
Harold H. Goings  
Spain & Gillon, L.L.C.  
2117 2nd Avenue North  
Birmingham, AL 35203

GRANTOR'S ADDRESS:  
1100 Corporate Center Drive  
Raleigh, NC 27607-5066