

Consideration : \$108,000.00  
Mortgage : \$106,504.00

Send Tax Bill to  
Dixie R. Gadbury  
4068 Forest Lakes Drive  
Sterrett, AL 35147

STATE OF ALABAMA    )  
                                  :  
COUNTY OF SHELBY    )

SPECIAL WARRANTY DEED



20100929000321200 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
09/29/2010 01:15:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENT: That the undersigned, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by DIXIE R. GADBURY, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said DIXIE R. GADBURY, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 529, according to the map and survey of Forest Lakes 10<sup>th</sup> Sector, as recorded in Map Book 31, Pages 25 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20100316000076210, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said DIXIE R. GADBURY, her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2010; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

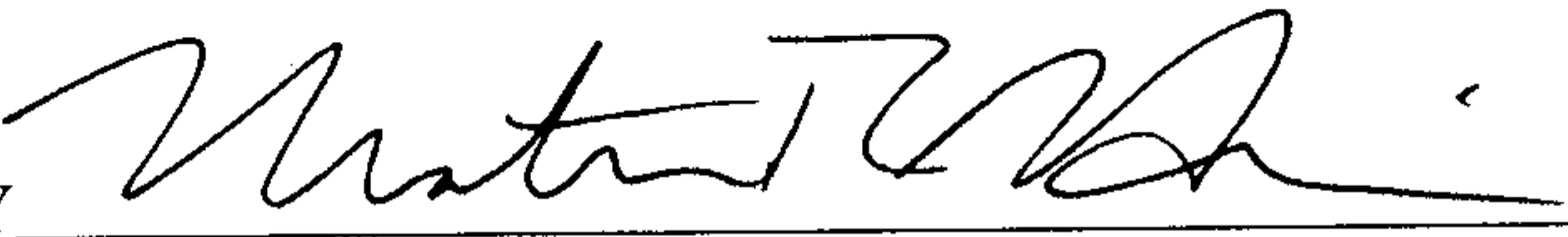
This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 24<sup>th</sup> day of September, 2010.

State of Alabama  
Deed Tax : \$1.50


FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION ORGANIZED AND EXISTING  
UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
ITS ATTORNEY IN FACT

BY  (SEAL)

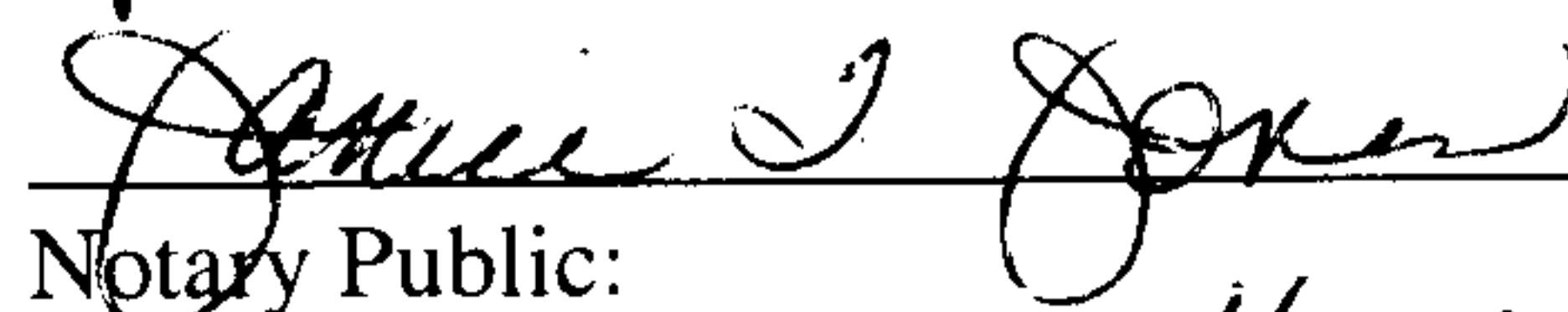
Its A. V. P.

STATE OF ALABAMA     )  
                                     :  
COUNTY OF MADISON    )

  
20100929000321200 2/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
09/29/2010 01:15:04 PM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 24<sup>th</sup> day of September, 2010 by Matthew R. Harrison, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 24<sup>th</sup> day of September, 2010.

 (SEAL)  
Notary Public:

My Commission Expires: 4-18-2012

POA recorded in Jefferson County in Book 200903, Page 8525

This instrument was prepared by:  
JAMES G. HARRISON  
Stephens, Millirons, Harrison & Gammons  
2430 L&N Drive, Huntsville, AL 35801  
Re: 4068 Forest Lakes Road, Sterrett, AL 35147