

Consideration: \$58,500.00
Mortgage Amount: \$57,016.00

Send Tax Notice to:
Derrik Philyaw
131 Silver Lane
Alabaster, AL 35007

STATE OF ALABAMA}
COUNTY OF SHELBY}

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that "FANNIE MAE aka FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of the United States of America", by and through its Attorney-In-Fact, MCFADDEN, LYON & ROUSE, L.L.C., an Alabama Limited Liability Company, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by HILDA PHILYAW AND DERRIK PHILYAW, the Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

A parcel of land lying in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 21 South, Range 2 West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner (2' capped pipe) of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 420.0 feet to and iron pin set, said POINT OF BEGGINNING of the following described parcel; Thence continue along the last described course for a distance of 155.00 feet to an pin found (1/2" rebar); Thence turn an interior angle left of 91 degrees 21 minutes 11 seconds and run North for a distance of 210.46 feet to an iron pin found (1/2' rebar); Thence turn an interior angle left of 88 degrees 36 minutes 21 seconds and run East for a distance of 154.43 feet to a point (P K nail set); Thence turn an interior angle left of 91 degrees 34 minutes 36 seconds and run South for a distance of 210.37 feet to the Point of Beginning.

Also an easement 8 feet wide adjacent to and north of the above parcel together with a right of way for ingress and egress and utilities between the above described parcel and the public road.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantees only the interest Grantor owns therein, if any.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, their heirs and assigns of such survivor, FOREVER.

Shelby County, AL 02/21/2012
State of Alabama
Deed Tax: \$1.50


20120221000062170 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
02/21/2012 03:23:08 PM FILED/CERT

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any applicable to said property of record in the said Probate Court records.

Any mineral or mineral rights leased granted, or retained by current or prior owners.

Statutory rights of redemption of Ellen Teets and all other parties entitled to pursuant to Title 6-5-247, et seq, Code of Alabama, 1975, and amendment thereto which right of redemption arises from foreclosure of the mortgage from Ellen Teets to Mortgage Electronic Registration Systems as nominee for Heritage Bank dated June 25, 2044, and recorded in instrument number 2004070, in the amount of 20040701000362540, said foreclosure being held March 31, 2011 as evidenced by Foreclosure Deed dated March 31, 2011, in the amount of \$68,104.03, and recorded in instrument number 20110502000130330.

Grantees accept this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by grantee in its "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 9th day of February, 2012.

**FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,**

By: [Signature]
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

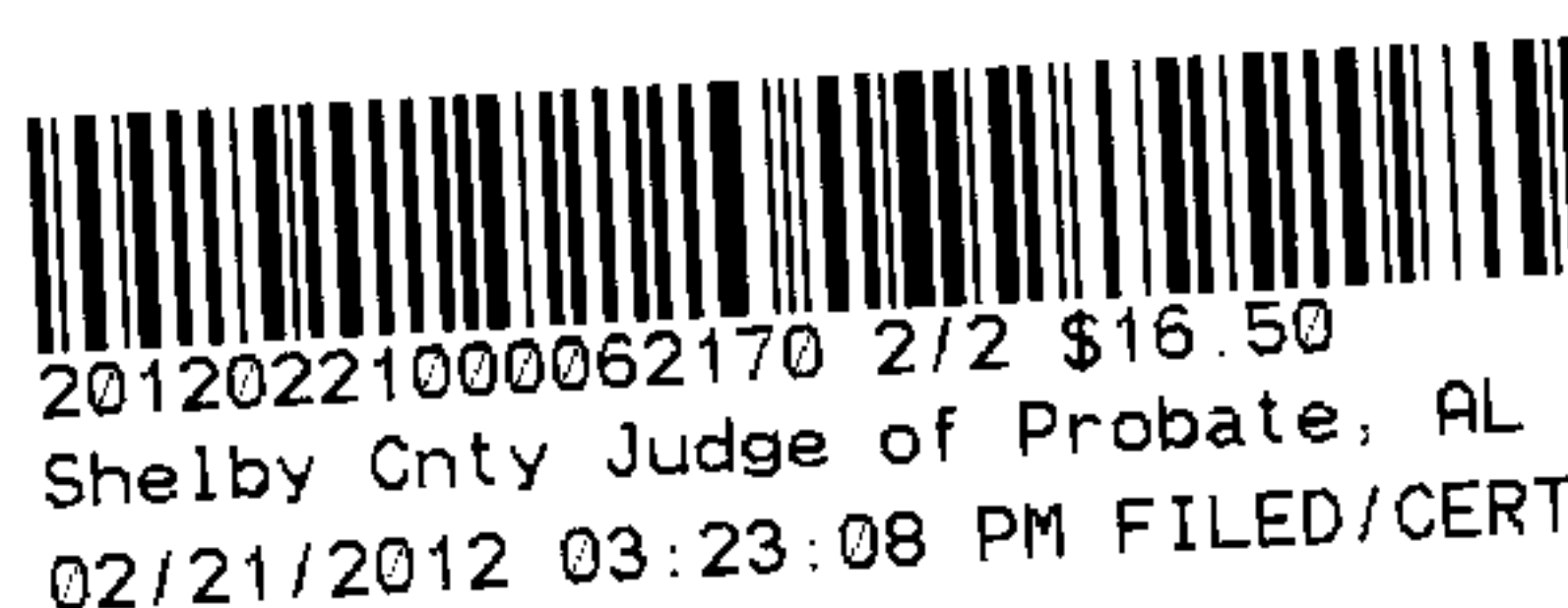
By: [Signature]
William S. McFadden
Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

I, the undersigned Notary Public in and for said State and County, hereby certify that William S. McFadden, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 said conveyance, he, in his capacity as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, in its capacity as such Attorney-In-Fact, executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and notarial seal on this the 9th day of February, 2012.

[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 3/13/30 {SEAL}



This Instrument prepared by:
William S. McFadden, Attorney
McFadden, Lyon & Rouse, LLC
718 Downtowner Boulevard
Mobile, AL 36609