

STATE OF ALABAMA }
COUNTY OF SHELBY }


20120731000278220 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
07/31/2012 03:17:30 PM FILED/CERT

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 **JOHNA MICHELLE COFFEE**, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 177, according to the Map and Survey of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;

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 Grantee 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 Grantee, and her heirs and assigns, FOREVER.

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.

Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Heritage Trace Phase 1, Sector 1, recorded in Map Book 34, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company as recorded in Instrument #20050204000057370.

Declaration of Protective Covenants for Heritage Trace as recorded in Instrument #20050307000105180.

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed

Inst

20120731000278210

dated May 10, 2012 and recorded on _____, 2012 in _____,
in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of
the State of Alabama or the United States of America.

Grantee accepts 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
27th day of July, 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 27th day of July, 2012.

[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:

142 Heritage Trace Parkway

Montevallo, AL 35115

This instrument was prepared by:
William S. McFadden, Esq.
McFadden, Lyon & Rouse, LLC
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Mobile, AL 36609
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