

STATE OF ALABAMA }
COUNTY OF SHELBY }

20090528000201260 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
05/28/2009 09:19:03 AM FILED/CERT

Value \$25,000.00

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 RANDY GOODWIN, 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:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 3 DEGREES 39 MINUTES 0 SECONDS WEST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 210.00 FEET; THENCE SOUTH 86 DEGREES 27 MINUTES 0 SECONDS WEST A DISTANCE OF 250.00 FEET; THENCE SOUTH 3 DEGREES 33 MINUTES 0 SECONDS EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 86 DEGREES 27 MINUTES 0 SECONDS EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

ALSO 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT;

COMMENCE AT THE SE CORNER NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 3 DEGREES 33 MINUTES 0 SECONDS WEST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 260.00 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING OF THE EAST LINE OF A 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT LYING 30 FEET TO THE WEST OF DESCRIBED LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 846.41 FEET; THENCE NORTH 3 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID LINE A DISTANCE OF 796.15 FEET TO THE SOUTHERLY RIGHT OF WAY OF SHELBY COUNTY HWY. 86 AND THE END OF SAID LINE.

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, his heirs and assigns, FOREVER.

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THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1. Grantee herein shall be prohibited from conveying captioned property to a bonafide Purchaser for value for a sales price of greater than \$30,000.00 for a period of 3 month(s) from the date of this deed, Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$30,000.00 for a period of 3 month(s) from the date of this deed. These restrictions Shall run with the land and are not personal to Grantee. This restriction shall terminate Immediately upon conveyance at any foreclosure sale related to a mortgage or deed of Trust.**
- 2. Easement by John Merritt and Paula Merritt to Alabama Power Company dated May 14, 2003 and recorded in Instrument # 20040630000358890.**
- 3. Rights of other parties in and to the use of the easement herein described.**

Subject, however, to all statutory rights of redemption existing by virtue of foreclosure sale of said property held on the 24th day of April, 2008, as evidenced by Auctioneer's Deed recorded in Instrument # 20080512000192110 of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from John Stanley Merritt, II, a married man and Paula Vick, his wife, to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender and Lender's Successors and Assigns dated the 15th day of October, 2005, and recorded in Instrument # 20051104000574090, Probate Records of Shelby County, Alabama.

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


26th day of May, 2009.

FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,

By: Brian MCFadden Rouse
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

By: Beth MCFadden Rouse
BETH MCFADDEN ROUSE
Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }


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I, the undersigned Notary Public in and for said State and County, hereby certify that **BETH MCFADDEN ROUSE**, 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, she, in her 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 26th day of May, 2009.



Notary Public, State of Alabama at Large

My Commission Expires: 8/13/11 {SEAL}

The Grantee's address is:

349 Waterford Cove Trail

Calera, AL 35040

This instrument was prepared by:

Beth McFadden Rouse, Attorney
MCFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172