

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY    )

value \$199,323.00

**SPECIAL WARRANTY DEED**

**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 **PATRICK WADSWORTH AND JENNIFER WADSWORTH** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **PATRICK WADSWORTH AND JENNIFER WADSWORTH FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of SHELBY County, State of Alabama, to-wit:

Lot 46, according to the Map and Survey of Lime Creek at Chelsea Preserve, Subdivision I, as recorded in Map Book 32, Page 25, 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 #20090813000312540, 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 **PATRICK WADSWORTH AND JENNIFER WADSWORTH, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. Said property being subject, however to ad valorem taxes due October 1, 2009; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama and the following provision:

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.

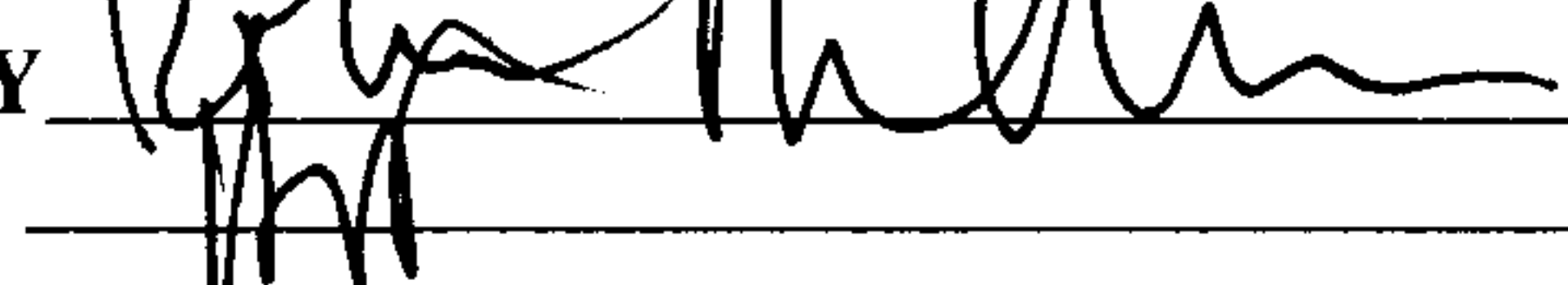
**IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** has caused this instrument to be executed by its undersigned officer/authorized individual on this the 29<sup>th</sup> day of October, 2009.

A purchase money mortgage in the amount of \$199,323.00 is filed herewith.

**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 \_\_\_\_\_

STATE OF ALABAMA     )  
                                  :  
COUNTY OF MADISON    )

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 this 29<sup>th</sup> day of October, 2009 by Robert E. Rawlinson, 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 29<sup>th</sup> day of October, 2009.

Angela N. Griggs  
Notary Public: Angela N. Griggs  
My Commission Expires: 7/10/10



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: 314 Lime Creek Circle, Chelsea, AL 35043