

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 **BILLY E. CONNELLA, III & JEFFREY K. CATES**, 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:

Lot 52, according to the survey of Cambrian Ridge, Phase 2 as recorded in Map Book 21, Page 118, 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 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, and to the heirs and assigns of such survivor, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Building setback line, drainage and utility line easements, and notes or restrictions as shown on recorded plat of said subdivision.

Terms, provision, covenants, conditions, restrictions, easements, charges,

Right of way to Alabama Power Company recorded in 1998-17752 and Real 141, Page 596.

Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 1996-12716, in the Probate Office of Shelby County, Alabama.

\$95,065.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

\$5,000.00 of the purchase price recited above was paid from the proceeds of a second purchase money mortgage closed simultaneously herewith.

*value
95,065.00*

Oil, gas and minerals and all other subsurface interest in, to and under the land herein described.

All statutory rights of redemption existing by virtue of foreclosure sale of said property held on the 30th day of July, 2009, as evidenced by Auctioneer's Deed recorded in Instrument # 20090819000318930 of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Havonnah L. Wills, an unmarried woman to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender and Lender's Successors and Assigns dated the 5th day of November, 2007 and recorded in Instrument No. 20071113000520090, Probate Records of Shelby County, Alabama; said beneficial interest in said mortgage having been transferred to AmTrust Bank.

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.

11th IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the day of March, 2010.

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

By: [Signature]
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: [Signature]
BETH MCFADDEN ROUSE

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

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 10th day of March, 2010.

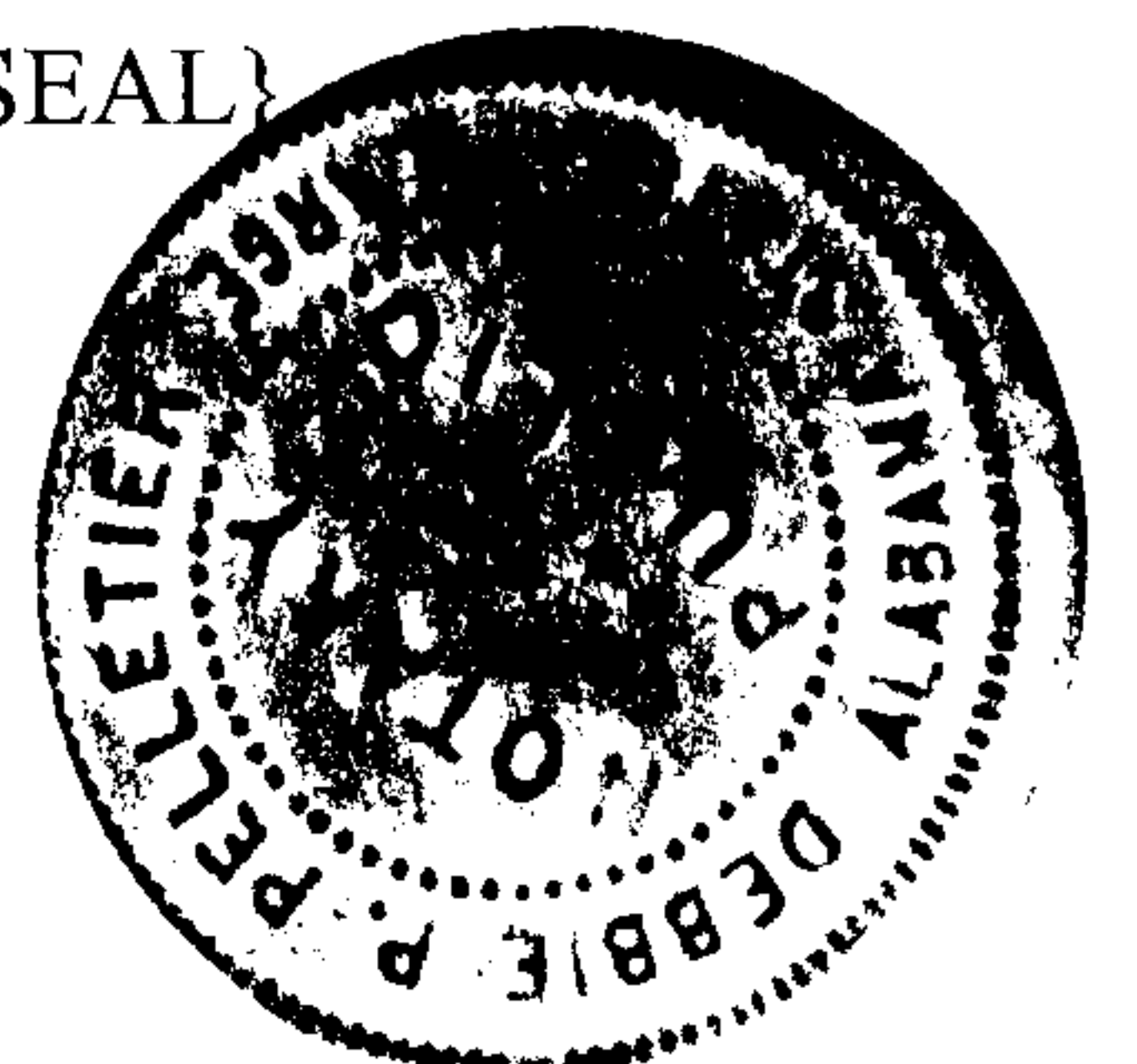
[Signature]

Notary Public, State of Alabama at Large

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


The Grantee's address is:

Billy Connella & Jeff Cates
242 Cambrian Ridge Trail
Pelham, Alabama 35124



This instrument was prepared by:

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


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Shelby Cnty Judge of Probate, AL
04/09/2010 03:15:15 PM FILED/CERT