

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 STEVEN A. BELL, 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 SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHEBLY COUNTY; ALABAMA, SAID POINT ALSO BEING THE SW CORNER OF A TRACT OF LAND RECORDED IN MAP BOOK 290, PAGE 172, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION 660.00 FEET; THENCE 92 DEGREES 28 MINUTES 00 SECONDS RIGHT 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE 330.00 FEET; THENCE 87 DEGREES 32 MINUTES 00 SECONDS RIGHT 264.00 FEET; THENCE 92 DEGREES 28 MINUTES 00 SECONDS RIGHT 330.00 FEET; THENCE 87 DEGREES 32 MINUTES 00 SECONDS RIGHT 264.00 FEET TO THE POINT OF BEGINNING.

AND AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: A 25-FOOT WIDE INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHEBLY COUNTY, ALABAMA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN MAP BOOK 290, PAGE 172, IN PROBATE OFFICE, SHELBY COUNTY, ALABAMA; FROM THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 660 FEET; THENCE TURN 92 DEGREES 28 MINUTES RIGHT AND RUN EASTERLY FOR 409.04 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 25-FOOT WIDE INGRESS AND EGRESS EASEMENT LYING 12.5 FEET ON EACH SIDE OF HEREIN DESCRIBED CENTERLINE; THENCE TURN 130 DEGREES 35 MINUTES 30 SECONDS LEFT AND RUN NORTHWESTERLY FOR 94.34 FEET; THENCE TURN 10 DEGREES 39 MINUTES 30 SECONDS LEFT AND CONTINUE NORTHWESTERLY FOR 136.22 FEET TO A POINT ON THE CENTERLINE OF A 15 FOOT WIDE CHERT ROAD AND THE END OF SAID EASEMENT.

Sales price: \$69,900.00; Mortgage: \$125,175.00

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.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Less and except any portion of subject property lying within the public road right of way.
2. 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 6th day of October, 2009, as evidenced by Auctioneer's Deed recorded in Instrument # 20091109000417660 of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Lonnie Joe Isbell and Kelly Shai Isbell, as husband and wife, to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender and Lender's Successors and Assigns dated the 21st day of August, 2006, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20060908000445160, of the records in the Office of the Judge of Probate, Jefferson County, Alabama; which said mortgage was subsequently assigned to AmTrust Bank by instrument recorded in Instrument No. 20091109000417650 in said Probate Court records.

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 March, 2010.


FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,

By: *MCFadden Lyon & Rouse*
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: *Beth MCFadden Rouse*
BETH MCFADDEN ROUSE

Its: Member


20100414000114020 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/14/2010 01:31:52 PM FILED/CERT

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 26th day of March, 2010.


Kennie P. Sullivan
Notary Public, State of Alabama, at Large
My Commission Expires: 8/13/11 {SEAL}

The Grantee's address is:

Steven A. Bell
422 Crosscreek Drive
Sterrett, AL 35147

This instrument was prepared by:

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


20100414000114020 3/3 \$18.00
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