


STATE OF ALABAMA }
COUNTY OF SHELBY }


20100504000137230 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
05/04/2010 01:01:44 PM FILED/CERT

Shelby County, AL 05/04/2010
State of Alabama
Deed Tax : \$3.50

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 Benjamin Goss, a/k/a Benjamin G. Goss, 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 29, according to the survey of Cottages at Chesser, Phase 1, as recorded in Map Book 33, Page 45, in the Probate office of Shelby County, Alabama, being situated in Shelby County, Alabama

Together with the nonexclusive easement to use the "Common Areas as more particularly described in the Cottages at Chesser, Declaration of Covenants, Conditions and Restrictions recorded as instrument NO. 2004051000248910 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereafter collectively referred to as the "Declaration").

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 to his and assigns, FOREVER.

***A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$162,993.00 IS FILED HEREWITH.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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, AND UNDER SUBJECT PROPERTY.

Subject, however, to all statutory rights of redemption existing by virtue of foreclosure sale held on the 21st day of December, 2009, as evidenced by Auctioneer's Deed recorded Book 20100219000048710, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Michael J. Gibson , unmarried man, Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, and Lender's successors and assigns dated the 27th day of July, 2007, on that certain real property hereinafter described, which mortgage is recorded in Instrument Book 20070809000373370, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which mortgage was subsequently assigned to BAC Home loans Servicing LP by instrument recorded in Instrument Book 20100218000048700, 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 29th day of March, 2010.

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

By: 

MCFADDEN, LYON & ROUSE, L.L.C.

As its ~~Attorney-In-Fact~~ 

By: 

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.



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Given under my hand and notarial seal on this the 29th day of March, 2010.

Carol L. Kent

Notary Public, State of Alabama at Large

My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

287 Chesser Park Drive

Chicasso, AL 35043

This instrument was prepared by:

William S. McFadden, Attorney
McFADDEN, LYON & ROUSE, L.L.C.
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Mobile, Alabama 36609
(251)342-9172