20100507000145180 1/3 \$17.50 20100507000145180 1/3 \$17.50 Shelby Cnty Judge of Probate, AL 05/07/2010 02:45:45 PM FILED/CERT

Prepared by:
McCalla Raymer, LLC
105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104

Send Property Tax Notice to:

105 (Ove Landing

Calera AL 35040

RSS 1000119

SPECIAL WARRANTY DEED

STATE OF ALABAMA.
COUNTY OF STATE OF ALABAMA.

Value: \$85,500.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Jennifer Alexander (hereinafter referred to as GRANTEE), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 11/19/2009 AT INSTRUMENT NUMBER 20091119000431740 PROBATE COURT OF SHELBY COUNTY, ALABAMA.

\$85,499.00 of proceeds paid from a mortgage loan filed herewith

Shelby County, AL 05/07/2010

State of Alabama Deed Tax : \$.50

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IN WITNESS WHEREOF, thave caused these present to be executed in its name and on its behalf as aforesaid, on this ________, 2010. Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America (SEAL) Name: Erin Stark Brown Title: Attorney-in-fact for Fannie Mae (SEAL) Attested: Name: Title: STATE OF ALABAMA **COUNTY OF MONTGOMERY** that Lithe undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Line of Lawrence, 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 as such officer with full authority, executed same voluntarily for and as the act of Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America. AND OFFICIAL SEAL HAND 2010 NEXPHES AUGUST 12, 2012 My Commission expires:

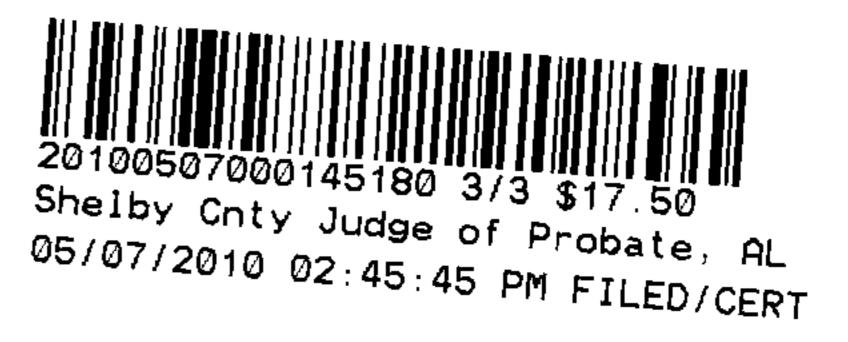


Exhibit "A"

LOT 40 ACCORDING TO THE SURVEY TO WILLOW COVE PHASE 2 AS RECORDED IN MAP BOOK 24 PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Tax Parcel #: