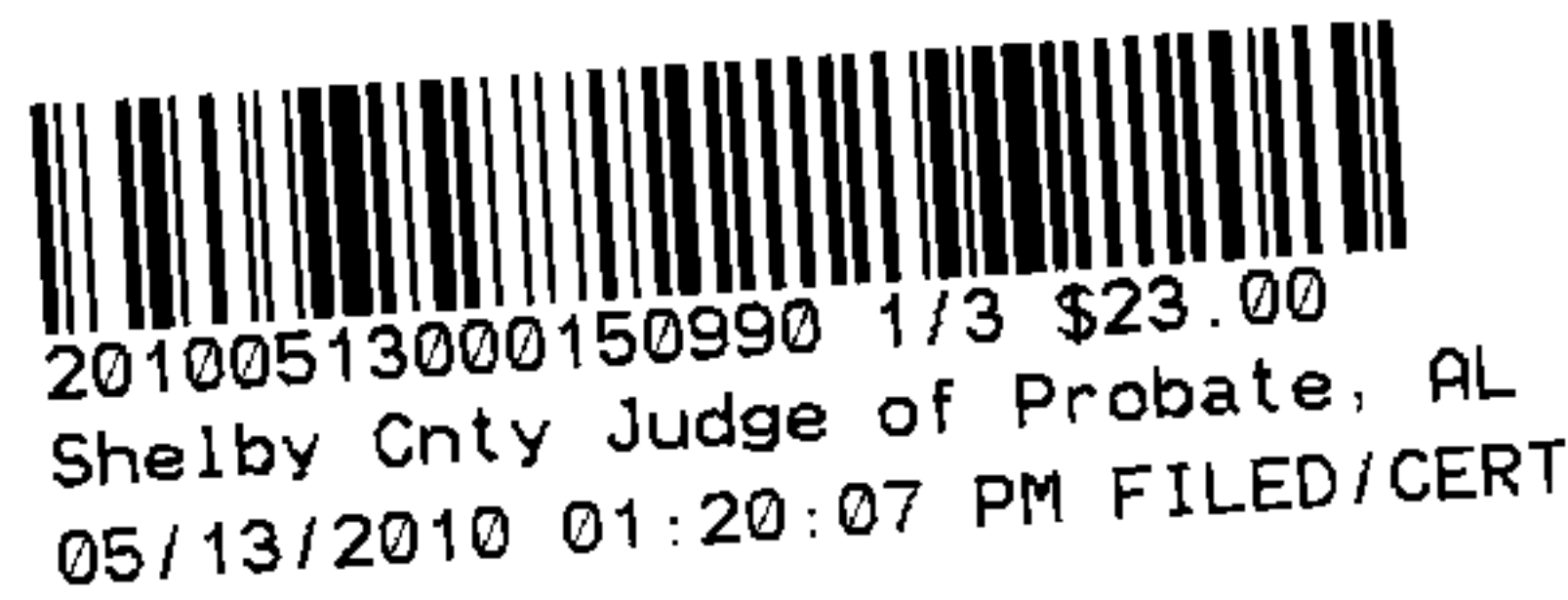


*A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$124,389.00 IS FILED HEREWITH.

STATE OF ALABAMA }
COUNTY OF SHELBY }



Shelby County, AL 05/13/2010
State of Alabama
Deed Tax : \$6.00

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 Katelin N. Tyra, 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 53, according to the survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of 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 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 her heirs and assigns, 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.


Subject, however, to all statutory rights of redemption existing by virtue of foreclosure sale held on the 9th day of November, 2009, as evidenced by Auctioneer’s Deed recorded Instrument No. 20091229000471370, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Norberto Mesa Montoya, unmarried to, New Century Mortgage Corporation , dated the 11th day of October, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument

day of October, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No.20051019000542140, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which mortgage was subsequently assigned to Litton Loan Servicing LP, by instrument recorded in Instrument No. 20091229000471360, 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 15th day of April, 2010.

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

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

As its Attorney-in-Fact


By: 
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 15th day of April, 2010.


Notary Public, State of Alabama at Large
My Commission Expires: 3/30/13 {SEAL}



20100513000150990 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/13/2010 01:20:07 PM FILED/CERT

The Grantee's address is:

122 Brookhollow Way
Pelham, AL 35124

This instrument was prepared by:

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