


Send Tax Notice to:
Randall Lee Patterson
310 Laurel Woods Lane
Helena, AL 35080

STATE OF ALABAMA }
COUNTY OF SHELBY }


20100520000159740 1/4 \$22.50
Shelby Cnty Judge of Probate, AL
05/20/2010 03:53:21 PM FILED/CERT

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 **RANDALL LEE PATTERSON**, 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 26, according to survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Sales Price: \$132,000.00; Mortgage recorded simultaneously: \$129,609.00

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, and to his heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements to Colonial Pipe Line Company recorded in Deed book 223, Page 436: Deed Book 267, page 834 and Real Volume 286, Page 81.
2. Right of way to Shelby County as recorded in Deed Book 271, page 739.
3. Sewer Agreement recorded in Real Volume 152, page 654.
4. Terms and conditions in Deed to Tanglewood Corporation in Real Volume 108, Page 341.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining tights 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 Real Volume 108, Page 341.
6. Restrictions, covenants, conditions and limitations (provisions, if any, based on race, color, religion, sex, handicap. familial status or national origin are omitted s set forth in

instrument document recorded in Real Volume 400, Page 242.

7. All statutory rights of redemption existing by virtue of foreclosure sale held on the 19th day of January, 2010, as evidenced by Auctioneer's Deed recorded in Instrument No. ** of said Probate Court pursuant to powers of sale contained in that certain mortgage from Maureen H. Newcomb, an unmarried individual, to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Nationwide Advantage Mortgage Company, Inc, and Lender's successors and assigns dated the 11th day of July, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument Book 20050719000361730, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Nationwide Advantage Mortgage Company, by instrument recorded in instrument No. ***, of said Probate Court records.

**20100512000150270

***20100512000150260

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 28th day of April, 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 }

State of Alabama
Deed Tax : \$2.50

I, the undersigned Notary Public in and for said State and County, hereby certify that Williams 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.

Given under my hand and notarial seal on this the 28th day of April, 2010.



Notary Public, State of Alabama at Large

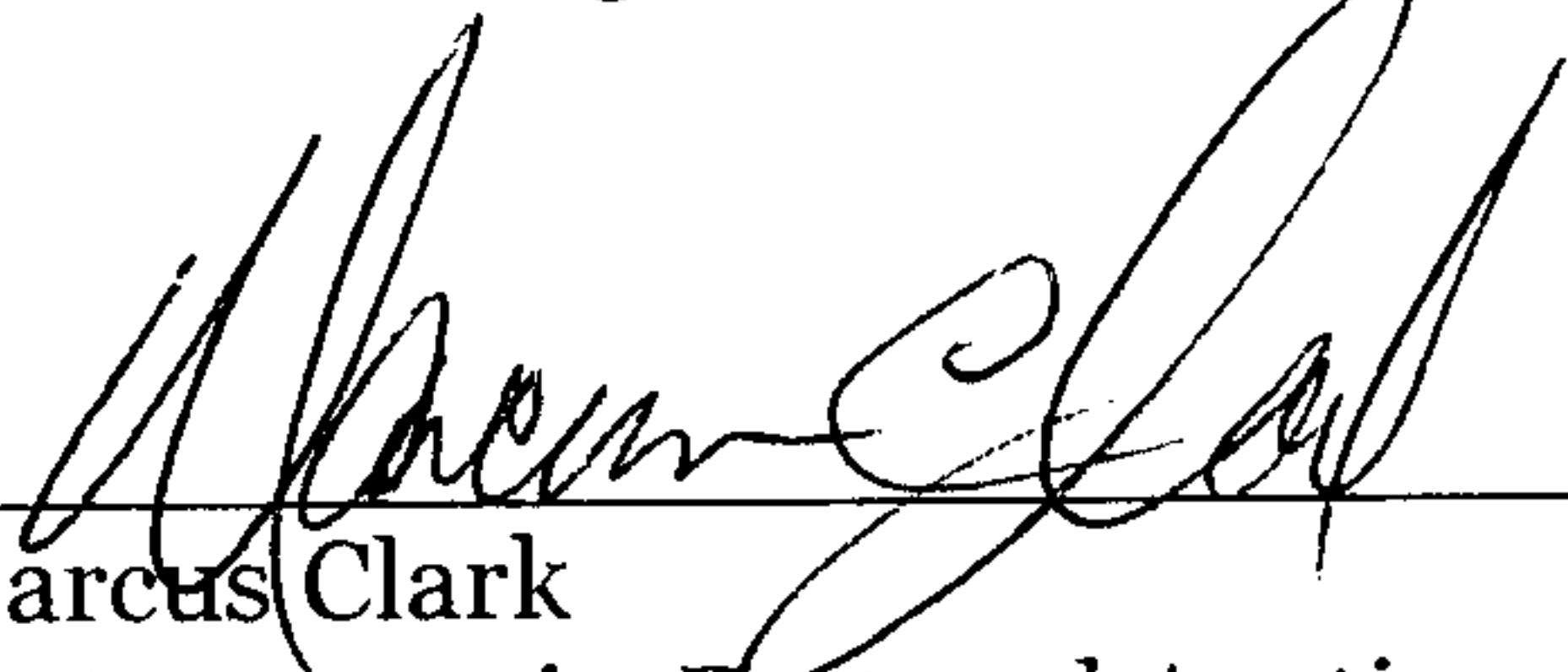
My Commission Expires: 3/30/13 {SEAL}



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IN WITNESS WHEREOF, the said Maureen H. Newcomb, and Nationwide Advantage Mortgage Company, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 19th day of January, 2010.

Nationwide Advantage Mortgage Company

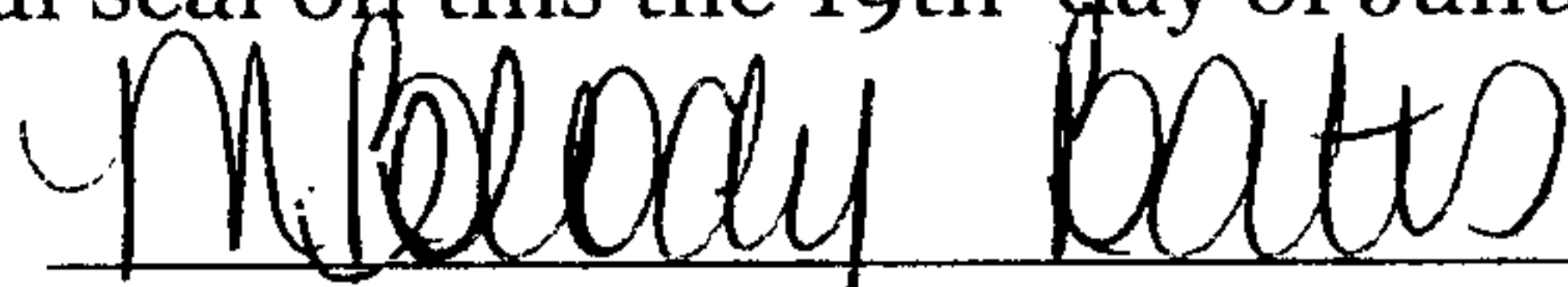
BY: 

Marcus Clark
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Marcus Clark, whose name as attorney-in-fact and auctioneer for Maureen H. Newcomb, and Nationwide Advantage Mortgage Company 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 19th day of January , 2010.




NOTARY PUBLIC
My Commission Expires: ~~MY COMMISSION EXPIRES 07-27-2011~~


Grantee's address:

Post Office Box 919000
Des Moines, IA 50391-9000

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609


20100512000150270 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/12/2010 03:31:37 PM FILED/CERT


20100520000159740 3/4 \$22.50
Shelby Cnty Judge of Probate, AL
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20100520000159740 4/4 \$22.50
Shelby Cnty Judge of Probate, AL
05/20/2010 03:53:21 PM FILED/CERT

The Grantee's address is:

310 Laurel Woods Lane

Helena, AL 35080

This instrument was prepared by:

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