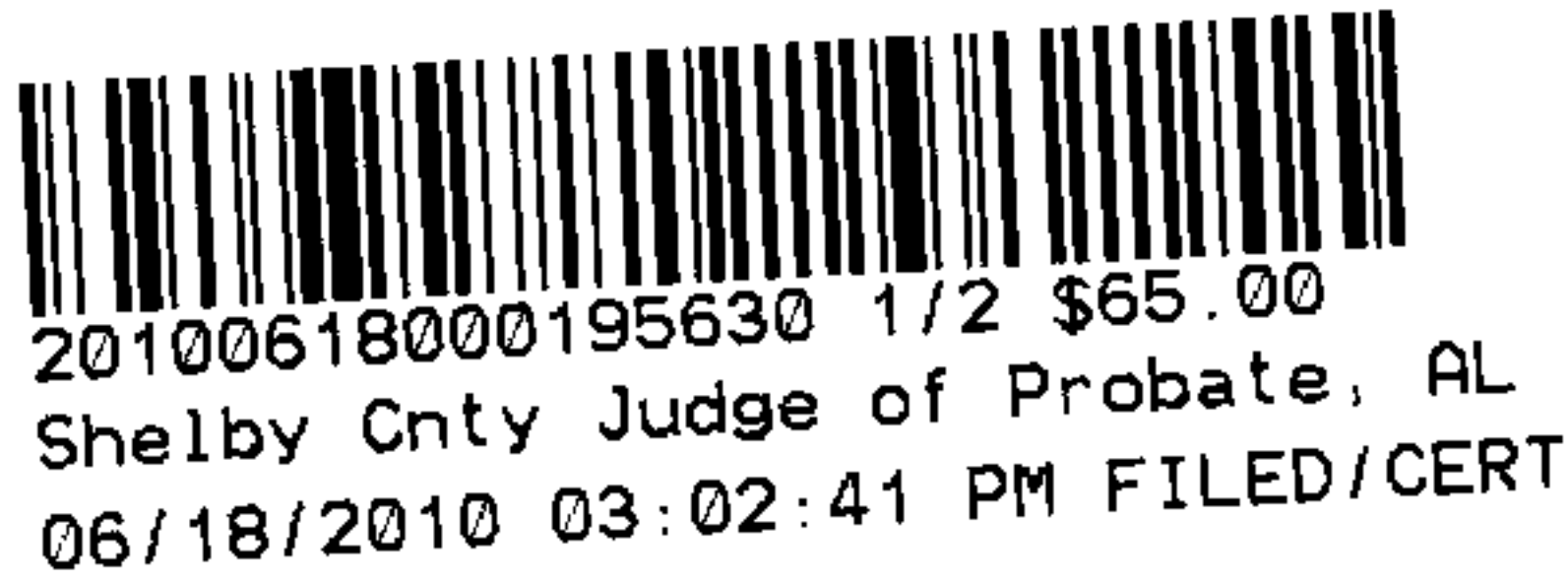


After recording return to:  
Bedgood Law Firm, LLC  
160 Yeager Parkway, Suite 200B  
Pelham, Alabama 35124

Consideration \$228,900.00  
Mtg \$177,900.00

STATE OF ALABAMA )  
:  
COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**



**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **NORMA JO HURST AND PONNIE L. EDMONDSON** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **NORMA JO HURST AND PONNIE L. EDMONDSON FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of **SHELBY** County, State of Alabama, to-wit:

Lot 6, according to the Map and Survey of Foothills Point, Third Sector, as recorded in Map Book 35, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20100119000015990, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **NORMA JO HURST AND PONNIE L. EDMONDSON FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. Said property being subject, however to ad valorem taxes due October 1, 2010; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama and the following provision:

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.


**IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** has caused this instrument to be executed by its undersigned officer/authorized individual on this the 16<sup>th</sup> day of June, 2010.

**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**

**BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.**  
**ITS ATTORNEY IN FACT**

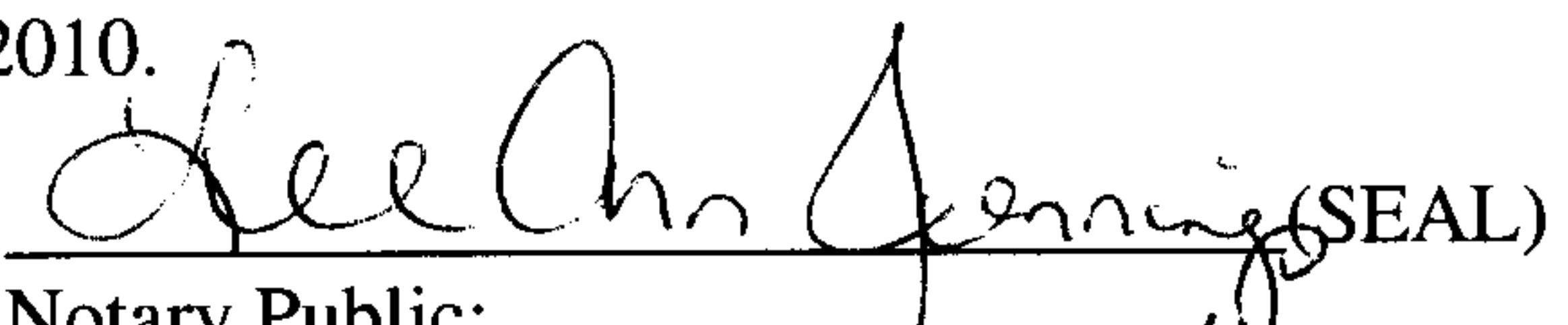
BY [Signature] (SEAL)  
Its A.V.P.

STATE OF ALABAMA     )  
                                     :  
COUNTY OF MADISON    )

  
20100618000195630 2/2 \$65.00  
Shelby Cnty Judge of Probate, AL  
06/18/2010 03:02:41 PM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on this 16<sup>th</sup> day of June, 2010 by Matthew R. Harrison, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA.

Given under my hand and seal this the 16<sup>th</sup> day of June, 2010.

  
Notary Public: \_\_\_\_\_ (SEAL)  
My Commission Expires: 10/15/2011

POA recorded in Jefferson County in Book 200903, Page 8525

This instrument was prepared by:  
JAMES G. HARRISON, Stephens, Millirons, Harrison & Gammons, 2430 L&N Drive, Huntsville, AL 35801  
Re: 621 Foothills Trace, Chelsea, AL 35043