

STATE OF ALABAMA }
COUNTY OF SHELBY }



20100623000199580 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
06/23/2010 02:45:40 PM FILED/CERT

Shelby County, AL 06/23/2010

State of Alabama

Deed Tax : \$2.00

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 JOHN BREDEHOFT, 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 7, Block 8, according to the Map and survey of Plantation South. Third Sector, Phase IV as recorded in Map book 16, Page 128, in the Office of the Judge of Probate Book 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 his 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.

Terms and conditions, easements , title to minerals or claims of parties in possession not shown by the public records.

Subject, however, to all statutory rights of redemption existing by virtue of foreclosure sale held on the 4th day of January, 2010, as evidenced by Auctioneer’s Deed recorded Instrument No.20100315000074490, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from K. Renee Kennedy, 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 24th day of May, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No.20050606000272860, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently transferred to NATIONWIDE ADVANTAGE MORTGAGE COMPANY, INC., by instrument recorded in Book20100315000074480, of 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 ____ day of April, 2010.

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

By: *[Signature]*

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

As its Attorney-in-Fact

By: *[Signature]*

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 27th day of April, 2010.

[Signature]

Notary Public, State of Alabama at Large

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


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The Grantee's address is:

4926 Cox Cove
Helena AL 35080

This instrument was prepared by:

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