

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

**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 **GARY D. MINNICK**, 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 9, ACCORDING TO THE MAP OF ROBERT PLEADGER’S RESURVEY OF PART OF BLOCK 262, 263, AND 265, ACCORDING TO DUNSTAN’S MAP OF THE TOWN OF CALERA, ALABAMA, AS RECORDED IN MAP BOOK 4, PAGE 1, 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, his heirs and assigns, FOREVER.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

1. Restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations and notes or restrictions as shown on recorded plat of subdivision, if any, applicable to said property of record in the said Probate Court records.
- 2 All statutory rights of redemption existing by virtue of foreclosure sale held on the 12th day of November 2009, as evidenced by Auctioneer’s Deed recorded in Instrument No. 20100119000016240, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Jimmy Isbell, a married person and Norma Isbell executed a mortgage to Bank of America, N.A. on the 26th day of November, 2007, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20071205000551250, of the records in the Office of the Judge of Probate, Shelby County, Alabama;

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  
23<sup>rd</sup> day of June, 2010.

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

By: [Signature]  
**MCFADDEN, LYON & ROUSE, L.L.C.**  
As its Attorney-in-Fact

By: [Signature]  
**William S. McFadden**  
Its: Member

Shelby County, AL 06/28/2010  
State of Alabama  
Deed Tax : \$18.00

STATE OF ALABAMA     }  
COUNTY OF MOBILE    }

I, the undersigned Notary Public in and for said State and County, hereby certify that William 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 23<sup>rd</sup> day of June, 2010.

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

The Grantee's address is:

414 Hwy 200  
Montevallo, AL 35115

This instrument was prepared by:

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