

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, **Toni M. Green**, 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:

Commencing at the Northwest side of the right of way line of the Columbiana and Wilsonville Highway, and at the Southeast corner of the H.W. Nelson Property, which said point is also the Southwest corner of Lot Number 78 as per W. H. Horsley's Map of the town of Columbiana, Alabama, and run thence in a Northeasterly direction along the North right of way line of said Highway, a distance of 60 feet for the Point of Beginning of the lot herein coveyed; run thence in a Northwesterly direction and paralle with East boundary line of the said H. W. Nelson Property; a distance of 60 yards to the Northwest boundary line of said Lot Number 78; run thence in a Northeasterly direction along the Northwest boundary of said Lot Number 78 a distance of 60 feet; run thence in a Southeasterly direction and paralle with east Boundary line of said H. W. Nelson property, a distance of 60 yards to the North right of way line of the Columbiana and Wilsonville Highway; run thence in a Southwesterly direction along and with the North Highway; run thence in a Southwesterly direction along and with the North right of way line of said Highway a distance of 60 feet to the Point of Beginning; and situated in the Northeast quarter of the Northwest quarter of Section 25, Township 21, Range 1 West, situated in 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, her 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 subdivision, if any, applicable to said property of record in the said Probate Court records.
2. Permits and rights of way record.

3. All statutory rights of redemption existing by virtue of foreclosure sale held on the 14th day of January, 2010, as evidenced by Auctioneer's Deed recorded in Instrument No. 20100301000058750, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Woodford Quinn, III and Kelly Quinn, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Countrywide Home Loans, Inc and Lender's successors and assigns dated the 24TH day of July, 2002, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20020801000357060, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which mortgage was subsequently assigned to BAC Home loans Servicing LP by instrument recorded in Instrument No. 20100301000058740, 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 17 day of June, 2010.

FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,

By: *Mcfadden Lyon & Rouse LLC*
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

By: *Beth McFadden Rouse*
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 17 day of June, 2010.

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