



20100713000221500 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
07/13/2010 12:28:34 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 07/13/2010

State of Alabama

Deed Tax : \$35.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation, hereinafter called the Grantor, for and in consideration of the sum of **TEN AND NO/100THS (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by **WELLS FARGO BANK, N.A.**, hereinafter referred to as the Grantee, does hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantee, its successors, heirs and assigns, all of that certain parcel of real property situated in the State of Alabama, County of Shelby, and more particularly described as follows, viz:

Lot 226, according to the survey of final plat, Stagecoach Trace, Sector 2, as recorded in Map Book 28, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
2. Restrictive covenants contained in instrument(s) recorded in Instrument #1999-04656 and amended in Instrument #2001-43415.
3. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Stagecoach Trace Residential Association, Inc. recorded in Instrument #1999-06824, and all rules and regulations currently existing or which may be imposed from time to time by said Association.
4. All outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 3rd day of September, 2009 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20090911000348840, under and in accordance with the laws of the State of Alabama or the United States of America.
5. Any and all reservations of oil, gas and minerals in, over or under the subject property, together with any and all rights to mine or remove the same, and any and all rights in connection therewith of title by instrument(s) recorded in Probate Court records.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, its successors, heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 22 day of January, 2010.

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

BY:  (SEAL)

As its: Barbara Cushman
Asst. Vice President



20100713000221500 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
07/13/2010 12:28:34 PM FILED/CERT

STATE OF Virginia
COUNTY OF Fairfax

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Barbara Cushman as Asst. Vice President of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, a corporation, whose names as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, (s)he executed the same voluntarily and with full power and authority to act on behalf of said corporation, on the day the same bears date.

Given under my hand and notarial seal on this, the 22 day of January, 2010.


NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:

GARY P. ALIDOR, Attorney at Law
4357 Midmost Drive
Post Office Box 16564
Mobile, AL 36616-0564
(251) 633-2000

SHANICKA SINGLETON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7033944
My Commission Expires Oct. 31, 2010

Grantee's address:

8480 Stagecoach circle
Frederick MD . 21701