

STATE OF ALABAMA }
COUNTY OF SHELBY }


20100907000287150 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
09/07/2010 09:30:23 AM FILED/CERT

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 DEWBERRY REAL ESTATE, LLC, 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 10, ACCORDING TO THE SURVEY OF IRONWOOD, AS RECORDED IN MAP BOOK 32, PAGE 88, 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, its successors 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Restrictions appearing of record in Inst. No. 2003-82481; Inst. No. 2004-25 and Inst. No. 2004-56667.
4. Grantee herein shall be prohibited from conveying captioned property for a sales price of Greater than **\$88,920.00**, for a period (3) months from this date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than **\$88,920.00**, for a period of (3) months from the date of the deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of Trust.

5. All statutory rights of redemption existing by virtue of foreclosure sale held on the 22nd day of March, 2010, as evidenced by Auctioneer's Deed recorded Instrument No 20100511000147620, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Antonio H. Landaverde, a single man, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, America's Wholesale Lender, and Lender's successors and assigns dated the 29th, November 2006, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20070118000027700 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. 20100511000147610, 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

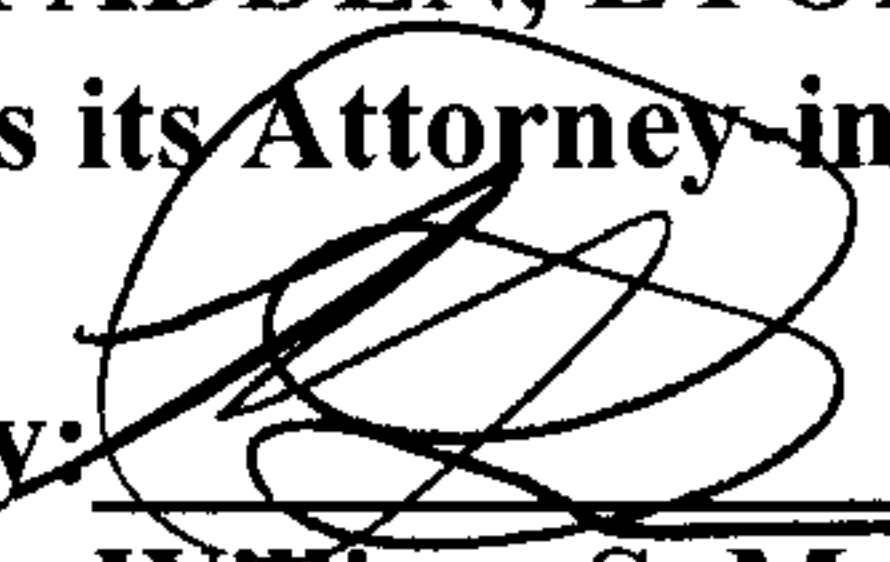
30th day of August, 2010.

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

By: 

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

As its Attorney-in-Fact

By: 

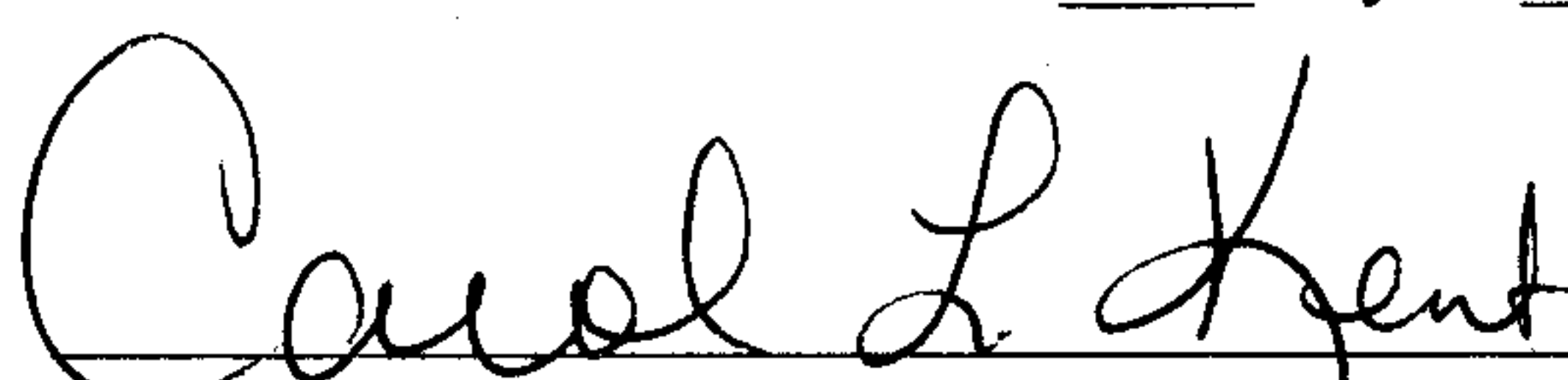
William S. McFadden

Its: Member

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 30th day of August, 2010.



Notary Public, State of Alabama, at Large

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

The Grantee's address is:

Dewberry Real Estate, LLC
2500 Hackberry Lane
Hoover, AL 35226

This instrument was prepared by:

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


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