


\$160,000.00
Value

STATE OF ALABAMA }
COUNTY OF SHELBY }


20100915000301180 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/15/2010 10:53:41 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 JACOB D. TAYLOR, a/k/a, JACOB TAYLOR, AND CASSIE Y TAYLOR, a/k/a, CASSIE TAYLOR, the Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 4, according to the Survey of Old Plantation Addition to Plantation South, as recorded in Map Book 30, Page 87, 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 Grantees 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 Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the theirs and assigns of such survivor, 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. Such state of facts as shown on the plat of Old Plantation Addition to Plantation South, as recorded in Map Book 30, page 87 in the Probate Office of Shelby County, Alabama.
3. All statutory rights of redemption existing by virtue of foreclosure sale of said Property held on the 15th day of December, 2009, as evidenced by Auctioneer's Deed recorded in Instrument No.20100119000016230, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Shelley Miller, unmarried woman executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lenders and Lender's Successors and Assigns dated the 2nd day of November, 2005, on that certain real property hereinafter described, which mortgage is recorded in Instrument No.

20051121000605150, of records in the Office of the Judge of Probate, Shelby County, Alabama which said mortgage was subsequently transferred to Amtrust Bank, by Instrument recorded in Instrument No. 20100119000016220, of said Probate Court records;

\$163,323.00 of the consideration was paid by a mortgage loan.

Grantees accept 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 2nd day of August, 2010.

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

By: *Mcfadden Lyon & Rouse*
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 2nd day of August, 2010.

Carol L. Kent
Notary Public, State of Alabama at Large

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

The Grantee's address is:

4185 Plantation Place

Helena, Alabama 35080

This instrument was prepared by:

Beth McFadden Rouse, Attorney
MCFADDEN, LYON & ROUSE, L.L.C.
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