


* A PURCHASE MONEY
MORTGAGE IN THE
AMOUNT OF \$ 125,353.00
IS FILED HERewith.

PROPERTY VALUE
\$ 129,900.00

STATE OF ALABAMA }
COUNTY OF SHELBY }


20100915000302710 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/15/2010 02:48:06 PM 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 **RYAN GODWIN AND KALEIGH GODWIN**, 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 10, Block 2, according to the Survey of Cedar Bend Phase 2, as recorded in Map Book 20, Page 19, 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. Rights or claims of parties other than insured in actual possession of any or all of the property.
3. All statutory rights of redemption existing by virtue of foreclosure sale of said property held on the 22th day of December, 2009, as evidenced by Auctioneer's Deed recorded in Instrument No. 20100301000058770, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Pamela Kaye, an unmarried woman, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender and Lender's Successors and Assigns, dated the 19th day of November, 2007, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20071126000537130, of said records in the Office of the

Shelby County, AL 09/15/2010
State of Alabama
Deed Tax : \$5.00



20100915000302710 2/2 \$20.00
 Shelby Cnty Judge of Probate, AL
 09/15/2010 02:48:06 PM FILED/CERT

Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently transferred to BAC Home Loans Servicing, LP by instrument recorded in Instrument No.20100301000058760, of said Probate Court records.

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 26th day of August, 2010.

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

By: *[Signature]*
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: *[Signature]*
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 26th day of August, 2010.

[Signature]
 Notary Public, State of Alabama at Large
 My Commission Expires: 8/13/11 {SEAL}

The Grantee's address is:

150 Cedar Bend Drive
Helena, AL 35080

This instrument was prepared by:

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