

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 MARGIE GIDDENS MASON, a/ka, MARGIE MASON, 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 19, ACCORDING TO THE AMENDED MAP FOX VALLEY SUBDIVISION, AS RECORDED IN MAP BOOK 34, PAGE 8, 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, and to 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 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.
3. Restrictions appearing of record in Inst. No. 2004-69536
4. All statutory rights of redemption existing by virtue of foreclosure sale held on the 3rd day of August, 2010, as evidenced by Auctioneer's Deed recorded Instrument No.20100830000277960, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from James Whittington, a married man, and Karen Whittington, a married woman, husband and wife to AGN AMBRO Mortgage Group, Inc. 3rd day of August, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20050809000408580, of the

records in the Office of the Judge of Probate, Shelby County, Alabama; which mortgage was subsequently assigned to Bank of America N.A. as successor by merger to LaSalle Bank Midwest, N.A. by instrument recorded in Instrument No.20070831000413510, 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.

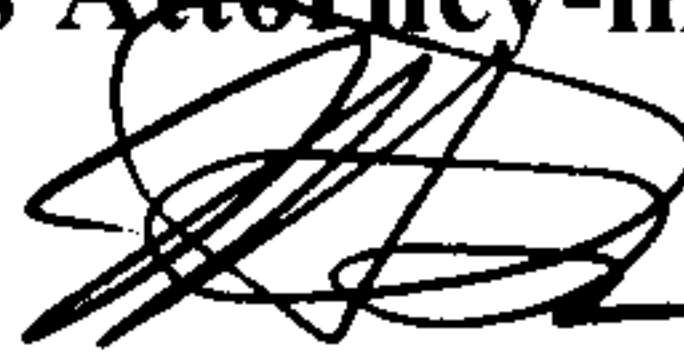
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the

29th day of September, 2010.

FANNIE MAE, aka FEDERAL
NATIONAL MORTGAGE ASSOCIATION,

By: 
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

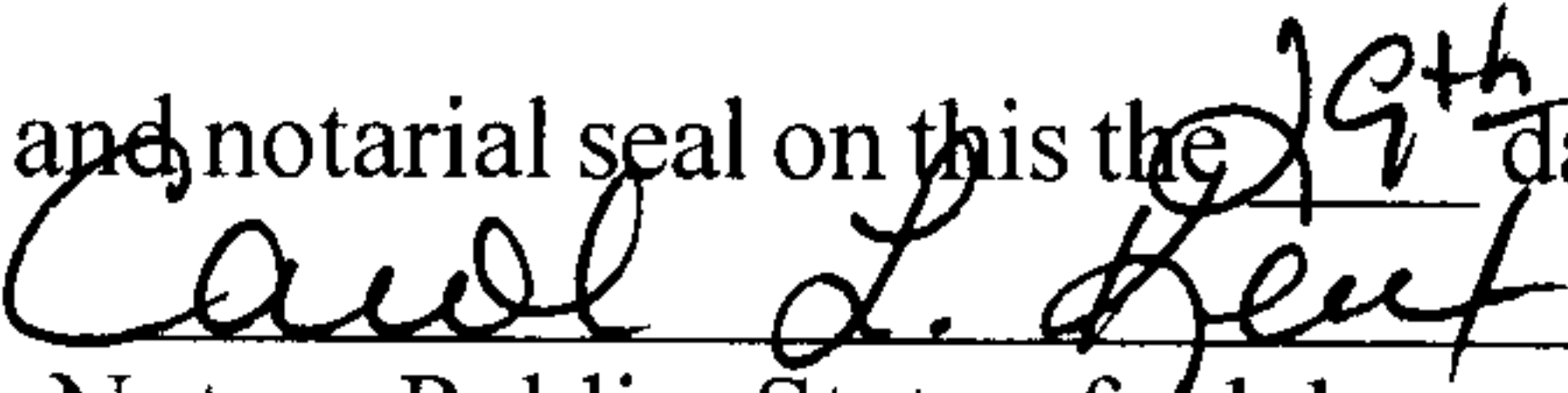
Shelby County, AL 10/05/2010
State of Alabama
Deed Tax : \$30.50

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 29th day of September, 2010.


Notary Public, State of Alabama at Large
My Commission Expires: 3/20/13 {SEAL}

\$243,600.00 and \$30,450.00 of the purchase price
~~The purchase price of \$XXXXXXXXXXXX~~ herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

The Grantee's address is:
Margie Giddens Mason
145 Fox Valley Drive
Maylene, AL 35114

This instrument was prepared by:
William S. McFadden, attorney
MCFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172


20101005000329900 2/2 \$45.50
Shelby Cnty Judge of Probate, AL
10/05/2010 02:40:07 PM FILED/CERT