


STATE OF ALABAMA     }  
COUNTY OF SHELBY     }

  
20101007000333910 1/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
10/07/2010 03:10:51 PM FILED/CERT

**SPECIAL WARRANTY DEED**

*(Consideration \$169,900.00)*

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 **DEBRA A. CODY**, 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 174A, according to a Re-Survey of Lots 129 thru 178, Greystone Ridge Garden Homes, recorded in Map Book 17, Page 28, in the Probate Office of Shelby County, Alabama.

\$167,641.00 of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**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. Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions appearing of record in Instrument No. 1992-4720, in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265, Page 96, in the Probate Office of Shelby County, Alabama.
4. Greystone Multifamily Declaration of Covenants, Conditions and Restrictions as recorded in Real 316, Page 239, as amended by First Amendment recorded in Real 319, Page 238, Second Amendment as recorded in Real 336, Page 281; Third



Amendment recorded in Instrument No. 1992-47810 and Fourth Amendment recorded in Instrument No. 1993-10164, in the Probate Office of Shelby County, Alabama.

5. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes in Declaration of Greystone Ridge Covenants, Conditions and Restrictions appearing of record in Instrument No.1992-4720, in the Probate Office of Shelby County, Alabama.
6. Reciprocal Easement Agreement pertaining to access and roadway easements as recorded in Real 312, Page 274, and First Amendment recorded in Real 317, Page 253, and Second Amendment recorded in Instrument No. 1993-3124, in the Probate Office of Shelby County, Alabama.
7. Agreement between Daniel Oak Mountain Limited partnership and Shelby Cable, Inc., recorded in Real 350, Page 545, in the Probate Office of Shelby County, Alabama.
8. Easement to Alabama Power Company as recorded in Instrument No. 1992-26830, in the Probate Office of Shelby County, Alabama
9. Transmission Line permits to Alabama Power Company as recorded in Deed Book 141, Page 180, Real 333, Page 201 and Real 377, Page 441, in the Probate Office of Shelby County, Alabama.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 4, Pages 486, 493 and 495, in the Probate Office of Jefferson County, Alabama.
10. Rights of other to use of Hugh Daniel Drive recorded in in Deed Book 301, Page 799, in the Probate Office of Shelby County, Alabama.
11. Covenant and Agreement for Water Service as set out in Real 235, Page 574 and amended by Instrument No. 1993-208040, in the Probate Office of Shelby County, Alabama.
12. All statutory rights of redemption existing by virtue of foreclosure sale held on the 28th day of June, 2010, as evidenced by Auctioneer's Deed recorded Instrument No. 20100726000237280, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Sidney Rostami, executed a mortgage to Countrywide Home Loans, Inc., dated April 7, 2003, and recorded in Instrument No. 20030414000224270 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.20100726000237270 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

27<sup>th</sup> day of September 2010.



20101007000333910 3/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
10/07/2010 03:10:51 PM FILED/CERT

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

By: 

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

**As its Attorney-in-Fact**

By: 

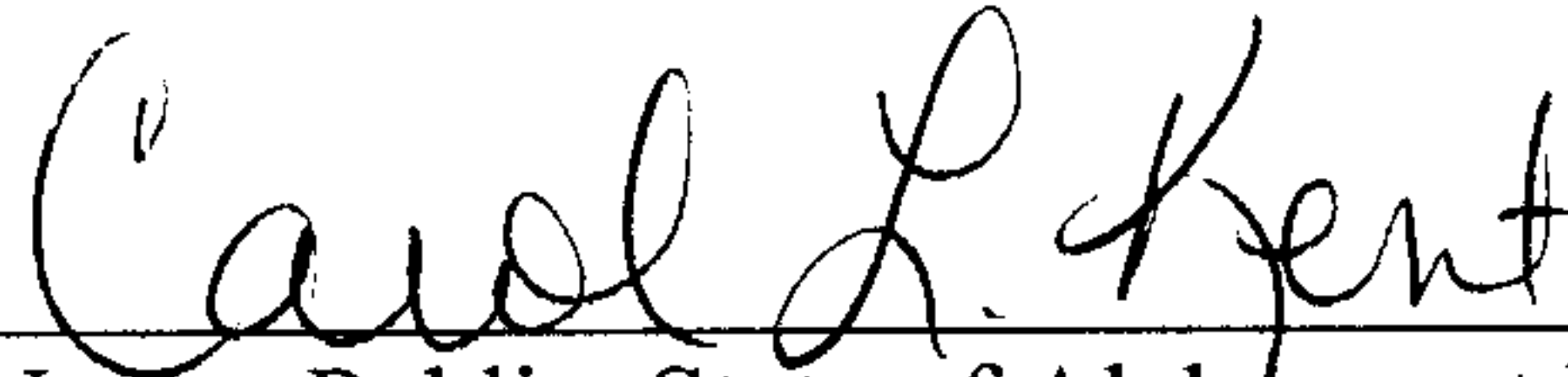
**William S. McFadden**

**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 27<sup>th</sup> day of September 2010.



Notary Public, State of Alabama at Large

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

The Grantee's address is:

1113 Berwick Road

Birmingham, AL 35242

This instrument was prepared by:

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