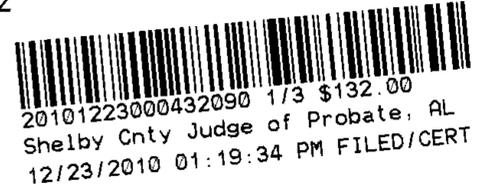


Send Tax Notice To:
Rick N. Humphrey
7427 S Bishops Rock
Birmingham, AL 35242



STATE OF ALABAMA }
COUNTY OF SHELBY }

SPECIAL WARRANTY DEED

(Consideration \$379,900.00)
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 **RICKY NELSON HUMPHREY AND TRISHA JOHNSON HUMPHREY**, 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 27, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, Page 38 A&B, in the Probate Office of Shelby County, Alabama. \$265,930.00 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 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Pages 493, 495 and 497; Deed Book 60, Page 260 and Deed Book 51, Page 544.
3. Restrictions appearing of record in Book 317, Page 260; Book 316, Page 239; 1st Amendment recorded in Real Book 346, Page 942; 2nd Amendment recorded in Real Book 378, Page 904; 3rd Amendment recorded in Real Book 397, Page 958; 4th Amendment recorded in Instrument # 1992-17890;

5th Amendment recorded in Instrument #1993-03123; 6th Amendment recorded in Instrument # 1993-10163; 7th Amendment recorded in Instrument #1993-16982; 8th Amendment recorded in Instrument #1993-20968; 9th Amendment recorded in Instrument # 1993-32840; 10th Amendment recorded in Instrument #1994-23329; 11th Amendment recorded in Instrument #1995-08 11; 12th Amendment recorded in Instrument # 1995-24267; 13th Amendment recorded in Instrument #1995-34231; 14th Amendment recorded in Instrument #1995-35679, and Instrument #1996-19860; 15th Amendment recorded in Instrument #1996-37514; 16th Amendment recorded in Instrument # 1996-39737; 17th Amendment recorded in Instrument #1997-02534; 18th Amendment recorded in Instrument #1997-17533; 19th Amendment recorded in instrument #1997-30081; 20th Amendment recorded in instrument #1997-38614; 21st Amendment recorded in Instrument # 1999-03331; 22nd Amendment recorded in Instrument # 1999-06309; 23rd Amendment recorded in Instrument #1999-47817; 24th Amendment recorded in Instrument # 20020717000334280; 25th Amendment recorded in Instrument # 20030909000604430 26th Amendment recorded in Instrument #2003 1023000711520; 27th Amendment recorded in Instrument #2003 1105000735510; 28th Amendment recorded in instrument # 20040521000271290. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

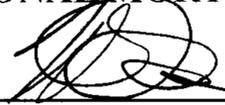
4. Reciprocal Easement Agreements as recorded in Book 312, Page 274, and amended in Book 317, Page 253.
5. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Instrument #1997-15378.
6. Easements and building line as shown on recorded map.
7. Restrictions, limitations and conditions as shown on recorded map(s).
8. Notice to the insured is hereby given that the recorded subdivision map as recorded in Map Book 21, Page 38, contains on the face of same a statement pertaining to natural lime sink holes. No liability is assumed hereunder for same.
9. Restrictive Covenants as recorded in Real 265, Page 96.
10. Covenant and Agreement for water service as set out in Real 235, Page 574 and amended in Instrument #1993-20840 and Instrument #1992-20786.
11. Right of Way to Shelby County as recorded in Instrument #20040102000001550.
12. All statutory rights of redemption existing by virtue of foreclosure sale of said property held on the 12th day of October, 2010 as evidenced by Auctioneer's Deed recorded in Instrument No. 20101108000373550, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Debra L. Merck, an unmarried woman executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Ohio Saving Bank, and Lender's Successors and Assigns dated the 19th day of July, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument No.20050801000385760, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Amtrust Bank, by instrument recorded in Instrument No. 20100924000315240, 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

15th day of December, 2010.

FANNIE MAE, aka FEDERAL NATIONAL MORTGAGE ASSOCIATION,

By: 

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

As its Attorney-in-Fact

By: 

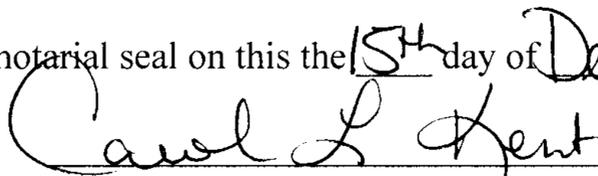
William S. McFadden

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 15th day of December, 2010.



Notary Public, State of Alabama at Large

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

The Grantee's address is:

7427 S Bishops Rock
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



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Shelby Cnty Judge of Probate, AL
12/23/2010 01:19:34 PM FILED/CERT