

Send Tax Notice to:
Lauren Sheehan
234 West Willow Cir
Calera, Alabama 35040

STATE OF ALABAMA }
COUNTY OF SHELBY }

Consideration \$114,500.00
Simultaneous Mtg: \$118,652.00

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 LAUREN O. SHEEHAN, A/K/A, LAUREN SHEEHAN, 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 44, ACCORDING TO THE SURVEY OF MARENGO, SECTOR 2, AS RECORDED IN MAP BOOK 26, PAGE 90, IN THE OFFICE OF THE JUDGE OF PROBATE 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. Covenants and restrictions as recorded in Instruments numbered 1997-21472 and 2000-01164.
3. By-Laws of Marengo Home Owners Association as recorded in 20070413000172130.
4. All items on plat recorded in Map Book 26 Page 90
3. All statutory rights of redemption existing by virtue of foreclosure sale held on the 14th day of January, 2010, as evidenced by Auctioneer’s Deed recorded in Instrument No. 20100301000058790 of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Holly Thornton and Jason Thornton, wife



20110107000008190 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/07/2011 01:19:00 PM FILED/CERT

and husband, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Hometown Mortgage Services, Inc., and Lender’s successors and assigns dated January 28, 2004, on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20040211000071830, 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. 20100301000058780, 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 3rd day of January, 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 3rd day of January, 2010.

[Signature]
Notary Public, State of Alabama at Large
My Commission Expires 3/30/13 {SEAL}

The Grantee's address is:

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


20110107000008190 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/07/2011 01:19:00 PM FILED/CERT