

Consideration \$110,025.00

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 BARBARA C. CANTRELL, 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:

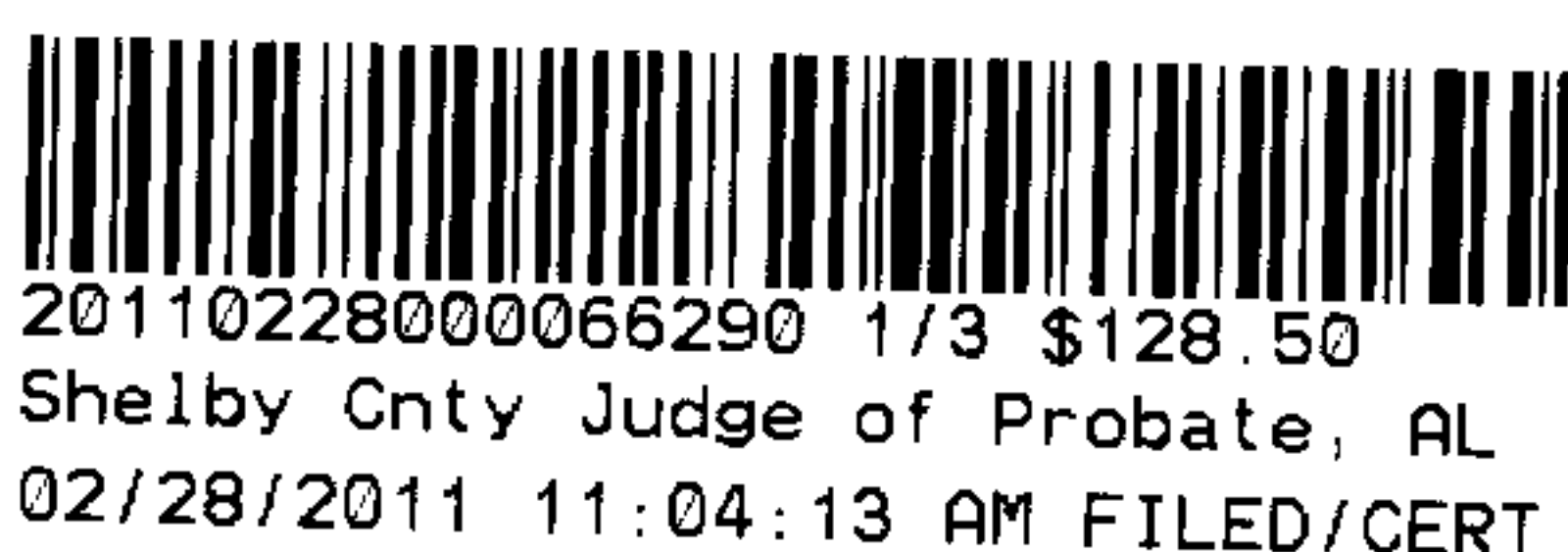
LOT 45, ACCORDING TO THE SURVEY OF COUNTRYSIDE AT CHELSEA, THIRD SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. Covenants, Conditions, and Restrictions, as recorded Real 201 page 463 and Map Book12 Page 84.
3. Rights of Way granted to Alabama Power Company shown in Real 15, Page 899.
4. Agreement with Alabama Power Company as to underground cables recorded in Real 199 Page 767, can covenants pertaining thereto recorded in Real 202 page 681.
5. Minerals and mining rights shown on Deed Book 13, page 1, and Deed Book 24, Page 31.



Shelby County, AL 02/28/2011
State of Alabama
Deed Tax: \$110.50

6. All statutory rights of redemption existing by virtue of foreclosure sale held on the 8th day of February, 2010, as evidenced by Auctioneer's Deed recorded Instrument No. 20100412000110280, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Patricia Tillery Reese and Stephen D. Tourtellotte, husband and wife, to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Advance Mortgage & Investment Company of North Fl Inc., and Lender's successors and assigns dated the 20th day of July, 2007 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20070731000355060, of the records in the Office of the Judge of Probate, Shelby County, Alabama; said beneficial interest in said mortgage having been transferred to Amtrust Bank:

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

21st day of February, 2011.

**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 21st day of February, 2011.



Notary Public, State of Alabama at Large

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

The Grantee's address is:



20110228000066290 2/3 \$128.50
Shelby Cnty Judge of Probate, AL
02/28/2011 11:04:13 AM FILED/CERT

This instrument was prepared by:

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



20110228000066290 3/3 \$128.50
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