

STATE OF ALABAMA }
COUNTY OF SHELBY }

Send Tax Notice To:
Gregory V. Silas
5533 Heath Row Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

(Consideration \$154,900.00)

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 **GREGORY V. SILAS**, 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 11, ACCORDING TO THE SURVEY OF MEADOW BROOK , 12TH SECTOR, AS RECORDED IN
MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
\$150,112.00 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 his 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. Right of way granted to Alabama Power Company, by instrument as recorded in Real Volume 5, Page 155.
3. Terms, agreement and right of way to Alabama Power Company, as recorded in Real Volume 7, Page 833.
4. Agreement in regard to sanitary sewer system as set out in Real Volume 007, Page 830.
5. 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 damages to persons or property as result of the exercise of such rights as recorded in Deed Book 32, Page 306 and Deed Book 40, Page 265.

Shelby County, AL 04/07/2011
State of Alabama
Deed Tax: \$5.00


20110407000107670 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
04/07/2011 09:56:37 AM FILED/CERT

6. Agreement with Alabama Power Company concerning electrical service as shown by instrument recorded in Misc. Volume 48, Page 880.
7. Restrictions, covenants and conditions appearing of record in Misc. Book 58, Page 486 and Rea; 132, Page 530.
8. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Real 007, Page 833.
9. All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Paul E. Monnette to Mortgage Electronics Registration Systems, Inc., as Nominee for America's Wholesale Lender, recorded in Instrument #20060705000319820 and being transferred and assigned to BAC Home Loans Servicing, Inc., by instrument recorded in Instrument # 20100903000285740 in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Federal National Mortgage Association, recorded in Instrument #20101108000373590, in said Probate Office.

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

16th day of March, 2011.

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

By: _____

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

As its Attorney-in-Fact

By: _____

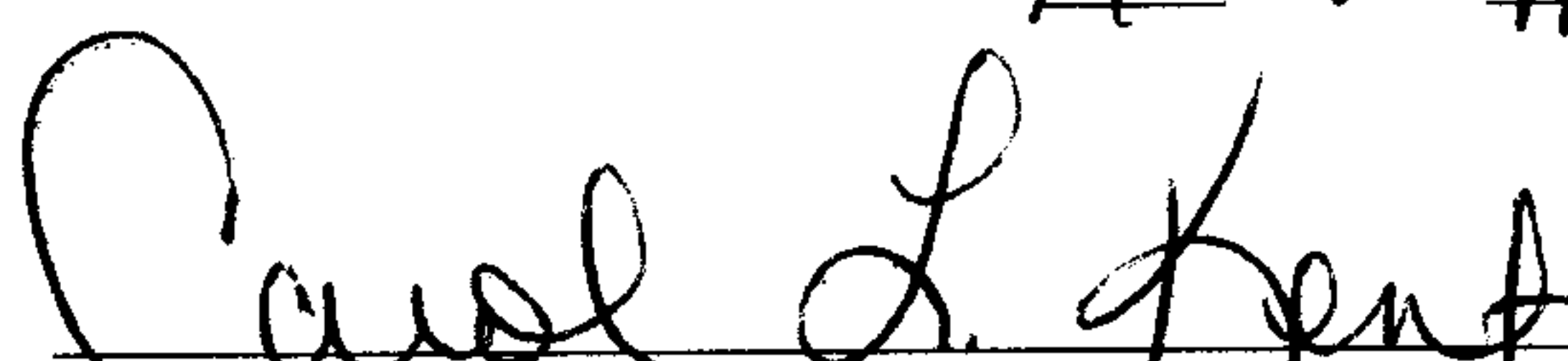
William S. McFadden

Its: Member

STATE OF ALABAMA }
COUNTY OF MOBILE }

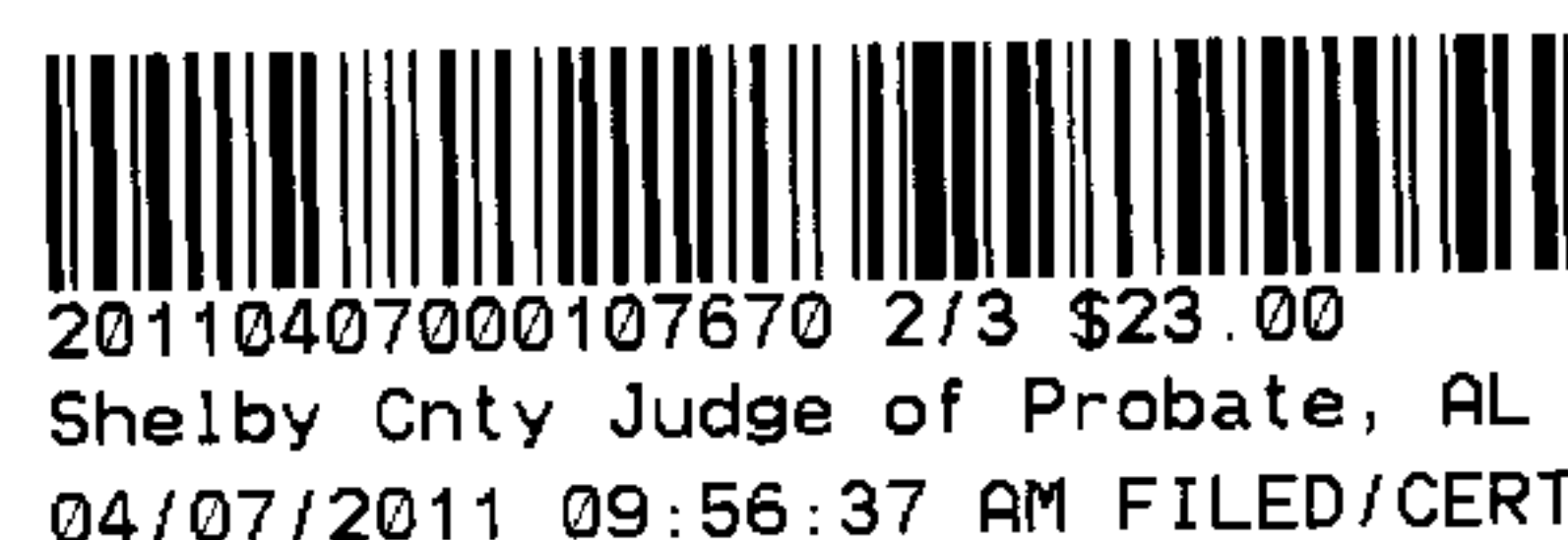
I, the undersigned Notary Public in and for said State and County, hereby certify that William S. McFadden, whose name as Member of **MCFADDEN, LYON & ROUSE, L.L.C.**, an Alabama Limited Liability Company, whose name as Attorney-In-Fact for **FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, 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 16th day of March, 2011.



Notary Public, State of Alabama at Large

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




The Grantee's address is:

5533 Heath Row Drive
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


20110407000107670 3/3 \$23.00
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