


\* A PURCHASE MONEY  
MORTGAGE IN THE  
AMOUNT OF \$ 351,140.00  
IS FILED HERewith.

PROPERTY VALUE  
\$ 362,000.00

STATE OF ALABAMA                    }  
COUNTY OF SHELBY                }

  
20110411000111740 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/11/2011 02:09:01 PM FILED/CERT

**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 WILLIAM LAMAR, 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 901, according to the survey of Brook Highland, an Eddleman Community, 9<sup>th</sup> Sector, as recorded in Map Book 17, Page 63 A & B, 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, his heirs and assigns, FOREVER.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

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.

All matters as set forth as shown on the plat as recorded in Plat Book 17, Page 63, of Public Records of Shelby County, Alabama.

35 foot building setback line shown on recorded map.

10 foot easement on left side of lot and through rear of lot as shown on recorded map.

7.5 foot easement on the right side of lot as shown on recorded map.

Conditions, Covenants and Release of Damages as recorded in Inst. No. 1995-0034.

Restrictive covenants and conditions as contained in instrument recorded in Officials Records Book 194, Page 54 and 254, Official Records Book 1992, Page 20483; Official Records Instrument 1993-18798 (Amended in Instrument 1993-31073), Official Records Book 263, Page 604, Official Records Instrument 1995-0034, and Official Records Book 181, Page 995 of the Public Records of Shelby County, Alabama.

Shelby County, AL 04/11/2011  
State of Alabama  
Deed Tax: \$11.00



Prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under subject property.

Deed and Bill of Sale granted to by instrument recorded in Official Records Instrument 1993-18022, of the Public Records of Shelby County, Alabama.

Easement of Sanitary Sewer Liens and Water Lines granted to by instrument recorded in Official Records Instrument 1993-18023, of the Public Records of Shelby County, Alabama.

Articles of Incorporation recorded in Book 194, Page 281 and Bylaws recorded in Book 194, Page 287, in the Probate Office of Shelby County, Alabama.

Easement recorded in Official Records Book 194, Page 20 and Book 194, Page 43, of the Public Records of Shelby County, Alabama.

Easement and agreements recorded in Official Records Book 194, Page 40, of the Public Records of Shelby County, Alabama.

Agreement recorded in Book 125, Page 238, in the Probate Office of Shelby County, Alabama.

Easement recorded in Book 125, Page 249 and Book 199, Page 18, in the Probate Office of Shelby County, Alabama.

Terms, agreement and right of way granted to Alabama Power Company by instrument recorded in Official Records Instrument 1194-1185, of the Public Records of Shelby County, Alabama.

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 1/27/11 and recorded on 2/28/11 in Instrument 20110228000065960 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

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 15<sup>th</sup> day of April, 2011.

FANNIE MAE, aka FEDERAL  
NATIONAL MORTGAGE ASSOCIATION,

By: [Signature]  
MCFADDEN, LYON & ROUSE, L.L.C.

As its Attorney-in-Fact

By: [Signature]  
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 1<sup>st</sup> day of April, 2011.

*Ashley L. McFadden*  
Notary Public, State of Alabama at Large  
My Commission Expires: 8/13/11 {SEAL}

The Grantee's address is:  
  
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\_\_\_\_\_

This instrument was prepared by:  
William S. McFadden, Esq.  
MCFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251)342-9172

