

20110411000111800 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/11/2011 02:09:07 PM FILED/CERT

\* A PURCHASE MONEY PROPERTY VALUE  
MORTGAGE IN THE \$ 100,000.00  
AMOUNT OF \$ 80,000.00  
IS FILED HERewith.

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

20110404000351840 1/3  
Bk: LR201103 Pg:10515  
Jefferson County, Alabama  
I certify this instrument filed on  
04/04/2011 03:04:08 PM D  
Judge of Probate- Alan L. King

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 KRISTI L. CLEMENTS, 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  
Jefferson, State of Alabama, described as follows:

Unit 3, Building A, in River Pointe, a condominium, as established by that  
certain Declaration of Condominium of River Pointe, a condominium, which  
is recorded in Map Book 224, Page 94, in the Probate Office of Jefferson  
County, Alabama to which said Declaration of Condominium a plat is  
attached and filed for record in LR 200707, Page 8726, and Instrument No.  
20070502000204190 in said Probate Office; the by-laws of River Pointe  
Association, Inc. as referred to in said Declaration of Condominium in  
Exhibit "B", together with an undivided interest in the common elements  
assigned to said Unit 35, by said Declaration of River Pointe, a  
condominium.

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, her 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 Map Book 224, Page 94  
of the Public Records of Jefferson County, Alabama.

Declaration of Condominium recorded in Instrument 20071115000524910;



Instrument 20070502000204190; Instrument 20070810000374950; and Instrument 20071001000457680, in the Probate Office of Shelby County, Alabama.

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.

Declaration of Condominium recorded in Book 200707, Page 8726; Book 200712, Page 23431; and Book 200715, Page 2289, in the Probate Office of Jefferson 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 06/21/2010 and recorded in Official Records Book LR201009, Page 18890 on 11/12/2010 in the Probate Office of Jefferson County, Alabama, and 06/21/2010 and recorded in Official Records Instrument 20101129000398080 on 11/29/2010, 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.

**RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA AND SHELBY COUNTY, ALABAMA.**

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 24<sup>th</sup> 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.



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Given under my hand and notarial seal on this the 24<sup>th</sup> day of March, 2011.

Rebecca J. Peltier

Notary Public, State of Alabama at Large

My Commission Expires: 8/13/11 {SEAL}

The Grantee's address is:

3919 River Point Lane

Birmingham, AL 35216

This instrument was prepared by:

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

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Jefferson County, Alabama  
04/04/2011 03:04:08 PM D  
Fee - \$11.00  
Deed Tax -\$20.00  
Total of Fees and Taxes-\$31.00  
LYNN