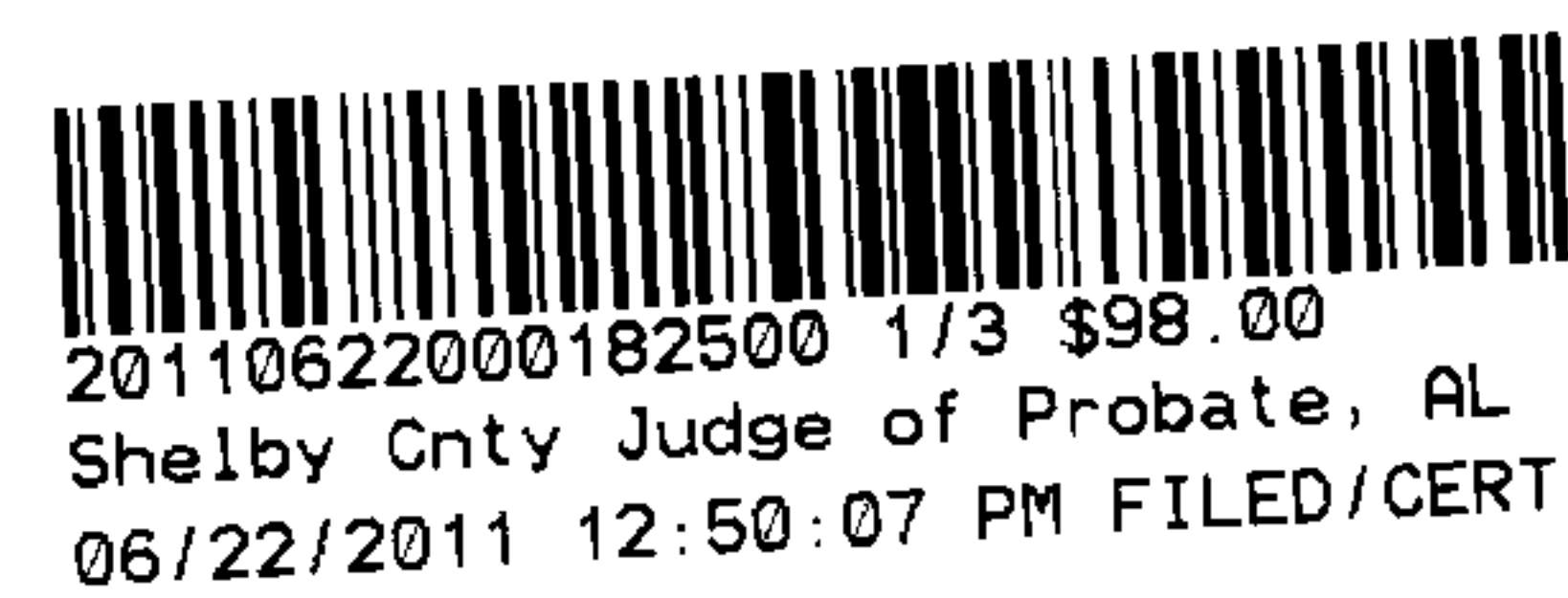


\$325,000⁰⁰

\$245,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

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 **BRET L. HOLCOMB AND GENET B. HOLCOMB**, the Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

LOT 29 A, ACCORDING TO THE SURVEY OF FINAL PLAT OF CAHABA FALLS, PHASE FOUR A, AS RECORDED IN MAP BOOK 28, PAGE 121 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 Grantees 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 Grantees, during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and their heirs and assigns of such survivor, 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.

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

Right of way Shelby County recorded in Deed Book 155, Page 425 and Lis Pendens Book 2, Page 923.

Oil, Gas and Mineral Lease recorded in Real 370, Page 923.

Reservations, provisions, exceptions and conditions as recorded in Real 112, Page 876 and Real 328, Page 1.

Easements granted to Alabama Power Company recorded in Instrument No. 20040909000501530.

Restrictions recorded in Instrument No. 1999-22452; Real 306, Page 526; Real 396, Page 13; Real 384, Page 152 and Real 396, Page 11.

Right of way to Shelby County recorded in Deed Book 155, Page 425 and Lis Pendens, Book 2, Page 165.

We require satisfactory proof in the form of a letter that all charges to the local Fire District have been paid full and are now paid current.

We require satisfactory proof in the form of a letter that all charges to the local Library District have been paid full and are now paid current.

Transmission line permits to Alabama Power Company recorded in Deed Book 247, Page 853; Deed Book 131, Page 447 and Deed Book 139, Page 238.

Rights of ingress and egress to that portion of the W 1/2 of the SW 1/4 of Section 17, Township 20 South, Range 3 West lying West of the Cahaba River.

Mineral and mining rights and rights incident thereto recorded in Volume 235, Page 545.

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 from Adesola Ebolum and Emmanuel Ebolum to Federal National Mortgage Association dated March 4, 2011, and recorded on March 31, 2011, under Instrument Number 200110331000100750 in the Probate Office of Shelby County, Alabama County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Grantees accept 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 6th day of June, 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

20110622000182500 3/3 \$98.00
Shelby Cnty Judge of Probate, AL
06/22/2011 12:50:07 PM FILED/CERT

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 6th day of June, 2011.

Carol L. Kent
Notary Public, State of Alabama at Large
My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

BRET L. HOLCOMB AND GENET B. HOLCOMB
154 CAHABA FALLS LANE
HELENA, AL 35080-7106

This instrument was prepared by:

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