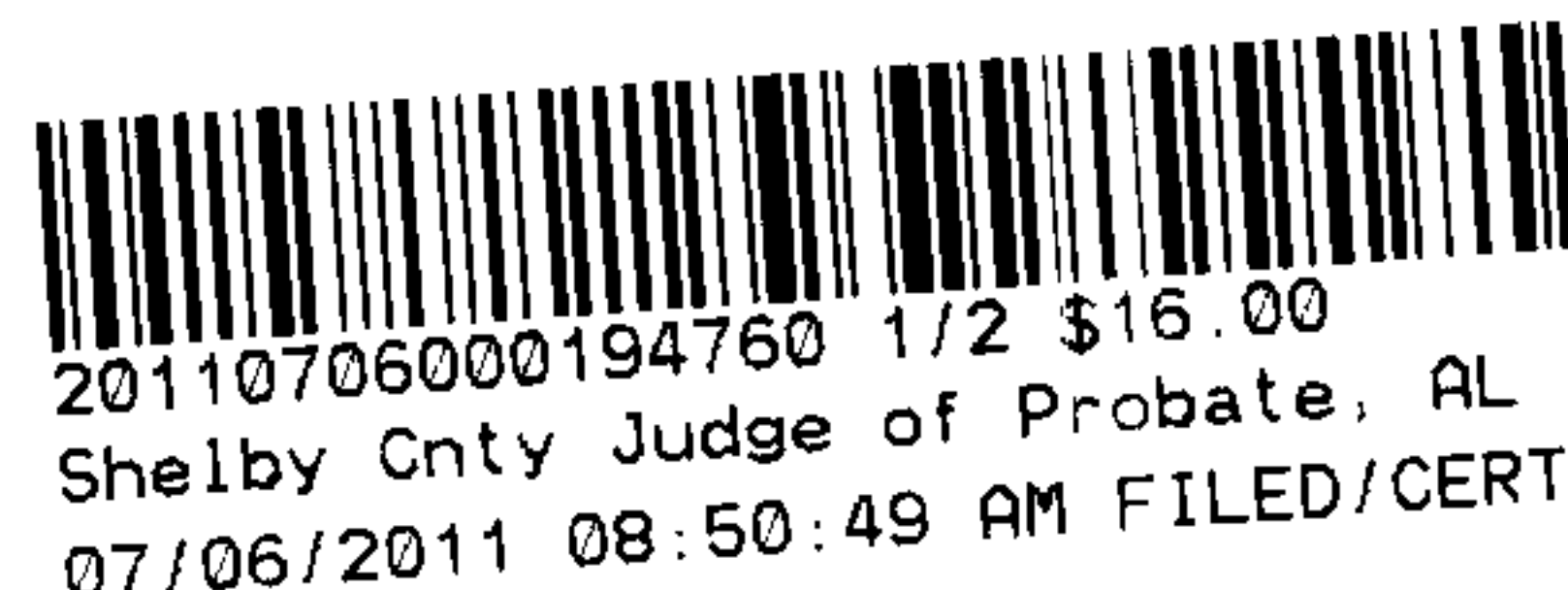


STATE OF ALABAMA )  
COUNTY OF SHELBY )



**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **JOHN M. MOONEY AND BRANDY L. MOONEY** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **JOHN M. MOONEY AND BRANDY L. MOONEY FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

All that parcel of land in Shelby County, State of Alabama, ID #098330001001048, being known and designated as: Lot 417, according to the Survey of Yellowleaf Ridge Estates, 4th Sector, as recorded in Map Book 24 Page 125 in the Probate Office of Shelby County, Alabama; being situate in Shelby County, Alabama. Mineral and mining rights excepted. By fee simple deed from McGinnis Construction Co., Inc. as set forth in Book 2000 Page 10606 Dated 03/24/2000 and recorded 04/03/2000, Shelby County Records, State of Alabama.

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20100917000305170 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **JOHN M. MOONEY AND BRANDY L. MOONEY FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. Said property being subject, however to ad valorem taxes due October 1, 2011; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

**IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** has caused this instrument to be executed by its undersigned officer/authorized individual on this the 24<sup>th</sup> day of June, 2011.


**FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**

**BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
ITS ATTORNEY IN FACT**

BY [Signature] (SEAL)

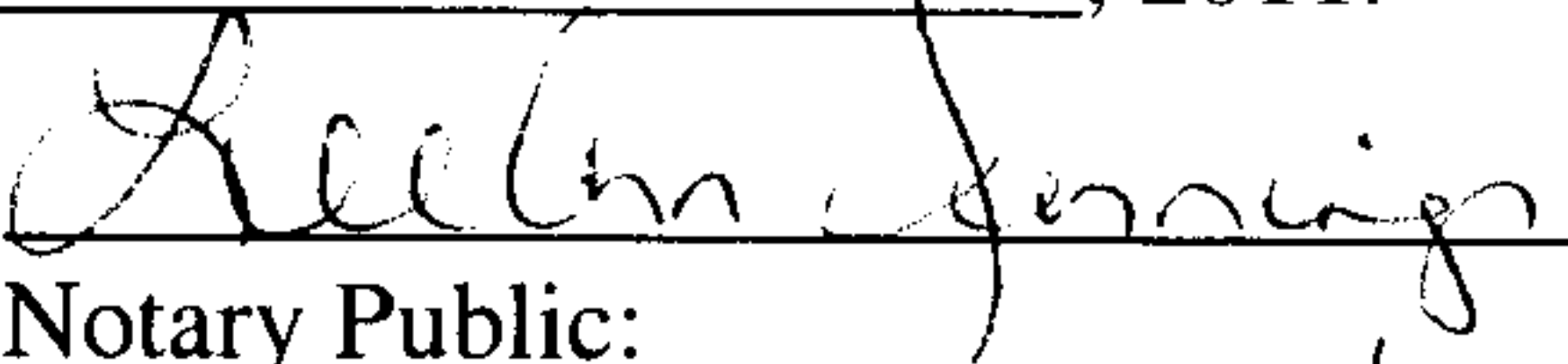
Its Pres.

STATE OF ALABAMA     )  
                                     :  
COUNTY OF MADISON    )

  
20110706000194760 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/06/2011 08:50:49 AM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on this the 29<sup>th</sup> day of June, 2011 by James G. Harrison, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 29<sup>th</sup> day of June, 2011.

 (SEAL)  
Notary Public:  
My Commission Expires: 10/15/11

\$224,766.00 of the purchase price herein above has been paid by a purchase money mortgage closed simultaneously herewith.

**POA recorded in Jefferson County in Book 200903, Page 8525**

Send tax notice to:  
John M. Mooney and Brandy L. Mooney  
113 Hackberry Circle  
Chelsea, AL 35043

**This instrument was prepared by:**  
**JAMES G. HARRISON**  
Stephens, Millirons, Harrison & Gammons  
2430 L&N Drive, Huntsville, AL 35801  
Re: 113 Hackberry Circle, Chelsea, AL 35043