

Prepared by: Scott Lofranco  
MCCALLA RAYMER, LLC  
Attorneys and Counselors at Law  
105 Tallapoosa Street, Suite 109  
Montgomery, AL 36104

THE STATE OF ALABAMA  
COUNTY OF SHELBY


FILE NO: 5016.1009256AL)004  
value  
\$150,315.59

SOURCE OF TITLE:  
Instrument # 1996-4173

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **WELLS FARGO BANK N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**, whose principal place of business is located at PO Box 2248 FL0613, Jacksonville, FL 32203, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)** (PO Box 650043, Dallas, TX 75265-0043), its successors and/or assigns, (hereinafter called the Grantee) , the following described property situated in Shelby County, Alabama:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF COLUMBIANA, IN THE COUNTY OF SHELBY AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 11/12/1996 AND RECORDED 12/19/1996 IN INSTRUMENT 1996-41734 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 88 DEGREES 14 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE FOR 666.32 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 22 SECOND EAST FOR A DISTANCE OF 1020.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 71 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 296.33 FEET TO THE EAST RIGHT OF WAY OF A DIRT ROAD KNOWN AS ROCKY RIDGE ROAD; THENCE RUN NORTH 10 DEGREES 13 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 378.63 FEET TO THE POINT OF BEGINNING PARCEL ID NUMBER: 21-5-15-0-000-002.003

  
20110708000198260 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/08/2011 10:43:40 AM FILED/CERT

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and/or assigns, forever.

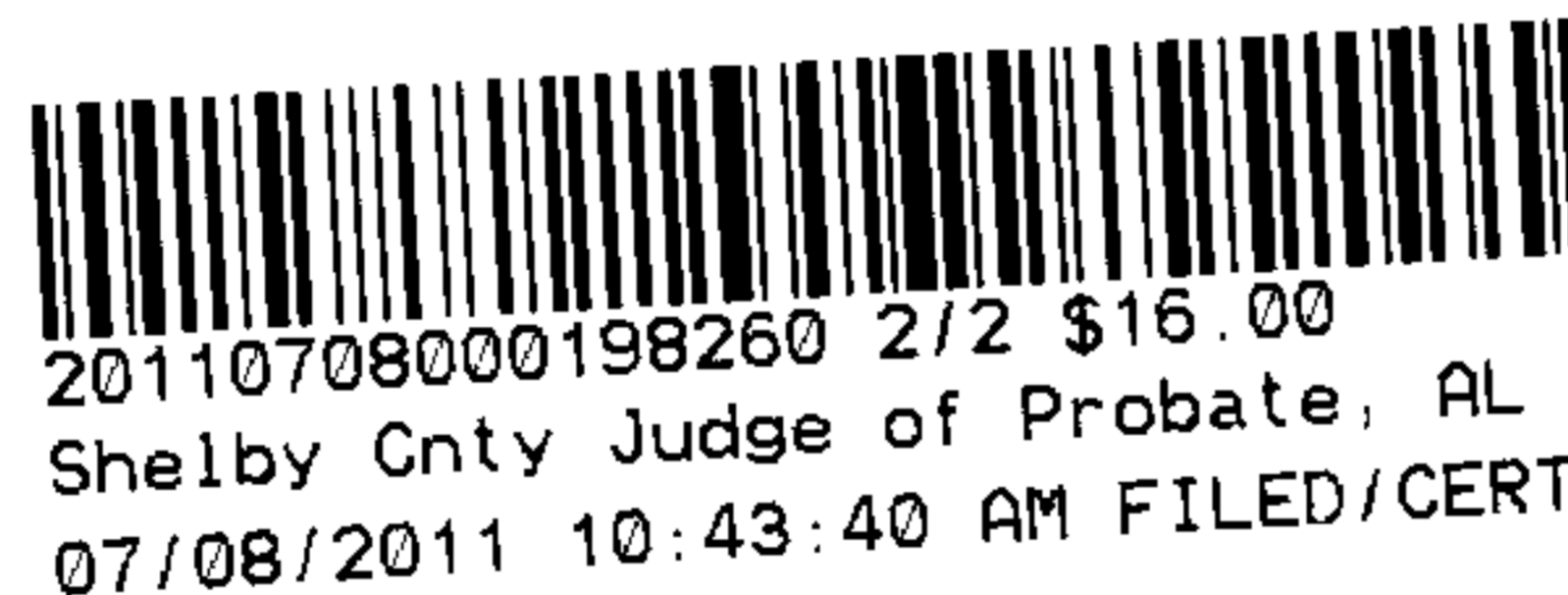
IN WITNESS WHEREOF, **WELLS FARGO BANK N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 14 day of June, 2011.

**WELLS FARGO BANK N.A.  
SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**

ATTEST:

By: [Signature] By: [Signature]  
TITLE: AVP TITLE: \_\_\_\_\_

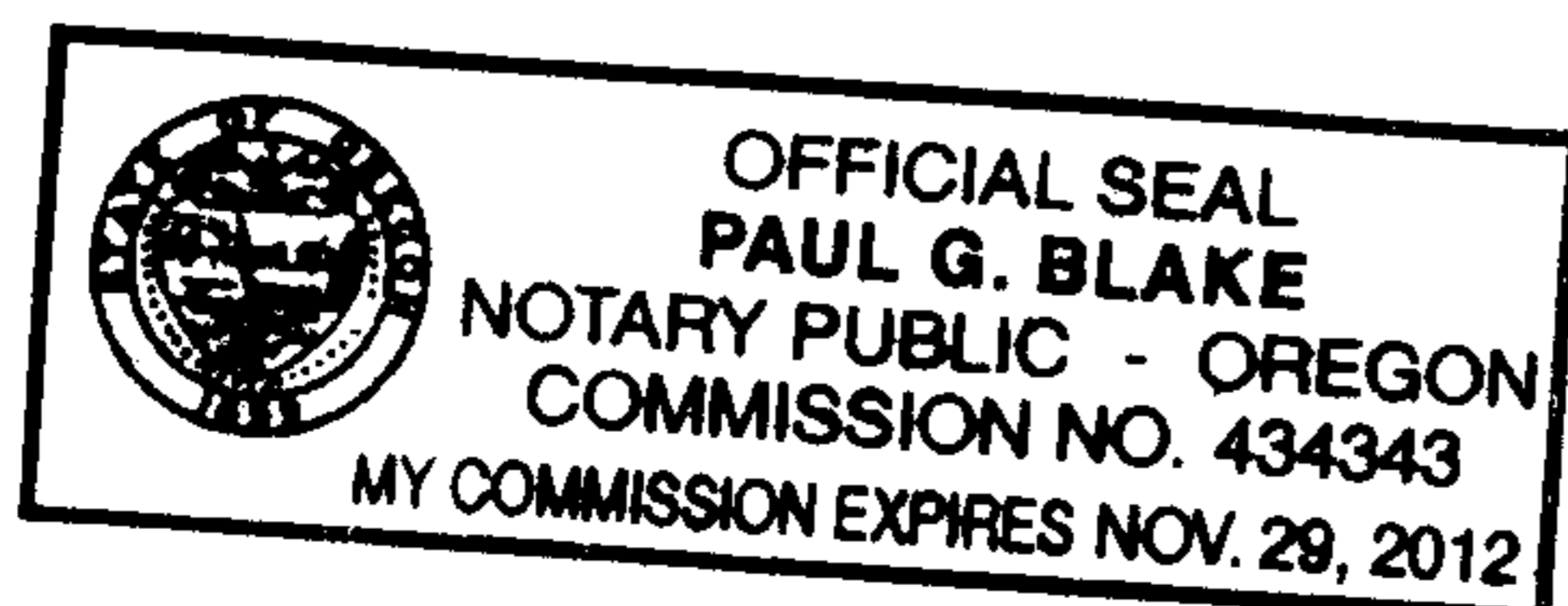
(Corporate Seal)



THE STATE OF Oregon  
COUNTY OF Washington

I, the undersigned Notary Public in and for said State and County, do hereby certify that Hollie Watson and \_\_\_\_\_ of **WELLS FARGO BANK N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 14<sup>th</sup> day of June, 2011.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 11/29/12