

11-6334  
25,000.00  
Value

STATE OF ALABAMA}  
COUNTY OF SHELBY}

SPECIAL WARRANTY DEED

20111005000295600 1/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
10/05/2011 11:19:27 AM FILED/CERT

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 MICHAEL W. MARTIN AND VERA J. MARTIN, 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 234, according to the final Plat of Lakewood, Phase 2, as recorded in Map Book 35, Page 42, in the Office of the Judge of probate 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 to the theirs 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 and gravel in, on and under the subject property.

Restrictions or Covenants recorded in Instrument 20040128000047140 and Instrument 20050801000383460, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining

Shelby County, AL 10/05/2011  
State of Alabama  
Deed Tax: \$25.00

Underground Communications Line Easements granted to Level 3 Communications, LLC, by Instrument dated 12/09/1999, and recorded in Instrument 2000/00007, in the Probate Office of Shelby County, Alabama.

Reservations of personal licensed to transverse property granted to John T. Mewborn during his life-time, as set out in deed from John T. Mewborn to U.S. Alliance Coosa Pines Corporation, as recorded in Instrument 1998/43780, in the Probate Office of Shelby County, Alabama.

Public road easement granted to Shelby County, subject to terms, conditions and limitations of same, dated 06/14/1999, and recorded in Instrument 1999/25487, in the Office of Shelby County, Alabama, as to property in Township 20 South, Range 8 West..

Less and except any portion of subject property lying within a private road right of way.

Covenant for Storm Water Run-off Control, recorded in Instrument 20050719000361000, in the Probate Office of Shelby County, Alabama.

All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 20110502000130340, under and accordance with the laws of the State of Alabama and/or the United States of America; said rights to expire 4/4/2012, one (1) year from the date of foreclosure.

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 27 day of September, 2011.

**FANNIE MAE, aka FEDERAL  
NATIONAL MORTGAGE ASSOCIATION,**

By: *Mcfadden Lyon Rouse*  
**MCFADDEN, LYON & ROUSE, L.L.C.**

As its Attorney-in-Fact

By: *Beth McFadden Rouse*  
**Beth McFadden Rouse**

**Its: Member**

STATE OF ALABAMA       }  
COUNTY OF MOBILE       }

I, the undersigned Notary Public in and for said State and County, hereby certify that Beth McFadden Rouse, 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, she, in her 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 27 day of September,  
2011.

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

The Grantee's address is:

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This instrument was prepared by:

Beth McFadden Rouse, Attorney  
MCFADDEN, LYON & ROUSE, L.L.C.  
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Mobile, Alabama 36609  
(251)342-9172