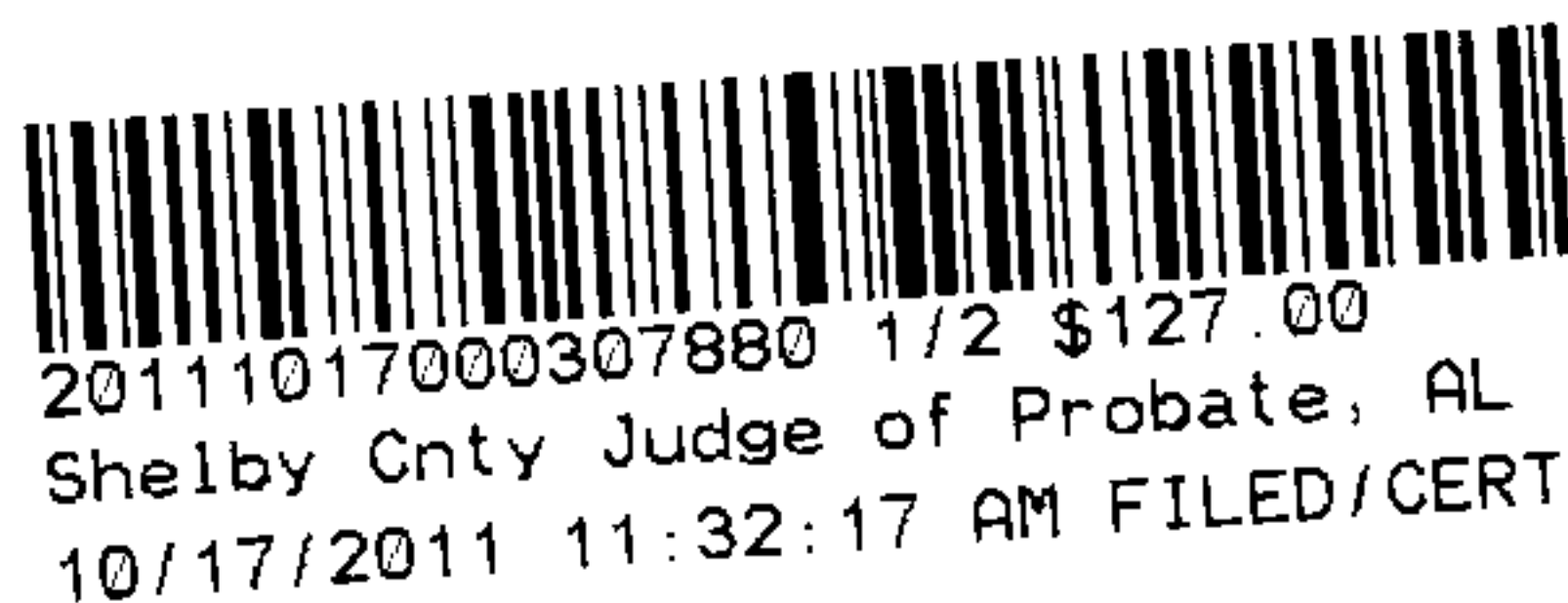


Consideration: \$112,000.00

STATE OF ALABAMA}
COUNTY OF SHELBY}



Shelby County, AL 10/17/2011
State of Alabama
Deed Tax: \$112.00

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 **CHANGIZ GAVIRI**, 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 Shelby, State of Alabama, described as follows:

LOT 21, ACCORDING TO THE MAP OF COUNTRY VIEW ESTATES, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA, AND THE FOLLOWING LAND:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 21, COUNTRY VIEW ESTATES, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 21 A DISTANCE OF 171.68 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 138.32 FEET TO A POINT; THENCE 89 DEGREES 01' 17" LEFT AND RUN 126.95 FEET TO A POINT; THENCE TURN 90 DEGREES 49' 43" LEFT AND RUN 136.15 FEET TO A POINT; THENCE TURN 88 DEGREES 00' 00" LEFT AND RUN 127.0 FEET TO THE POINT OF BEGINNING.

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, in fee simple, and his 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 mineral or mineral rights leased, granted or retained by current or prior owners.

Covenants, Conditions and Restrictions as recorded Book 082 Page 741 as amended by Book 096 Page 356 and Book 335 Page 376

Mineral and mining rights shown in Real Book 034 Page 130.

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 12th day of Oct., 2011.

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

By: [Signature]
MCFADDEN, LYON & ROUSE, L.L.C.
As its ~~Attorney-In-Fact~~

By: [Signature]
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 him 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 12th day of Oct., 2011.

[Signature]
Notary Public, State of Alabama at Large
My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:

104 Hwy 306
Calera, AL 35040

This instrument was prepared by:

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