

20111128000356960 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
11/28/2011 11:07:06 AM FILED/CERT

Please send tax notice to:
Louis S. Scarano & Gina B. Scarano
1320 Whirlaway Circle
Helena, AL 35080

STATE OF ALABAMA }
COUNTY OF SHELBY }

Shelby County, AL 11/28/2011
State of Alabama
Deed Tax: \$100.00

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 LOUIS S. SCARANO AND GINA B. SCARANO, the Grantees, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as tenants in common, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

LOT 95, ACCORDING TO THE SURVEY OF DEARING DOWNS, FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Federal National Mortgage Association by deed dated 3-31-11 and filed 5-2-11 in Instrument 20110502000130320.

Sales Price: \$100,000.00 paid in cash.

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, as tenants in common, and to their heirs and assigns, 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.

Such state of facts as shown on subdivision plat recorded in Plat Book 6, Page 141.

Building lines, rights of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 6, Page 141.

35' building line front as shown on recorded Map Book 6, Page 141.

10' easement on rear as shown on recorded Map Book 6, Page 141.

Right of way to Alabama Power Company as recorded in Book 55, Page 454.

Covenants, conditions and restrictions as set forth in the document recorded in Book

18, Page 598 in the Probate Office of Shelby County, Alabama.

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 subject property.

All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 3-31-11 and recorded on 5-2-11 in Instrument 20110502000130320, in the Probate Office of Shelby 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 11th day of Nov., 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

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 11th day of Nov., 2011.



Notary Public, State of Alabama at Large

My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:



20111128000356960 2/3 \$118.00
Shelby Cnty Judge of Probate, AL
11/28/2011 11:07:06 AM FILED/CERT

This instrument was prepared by:
William S. McFadden
MCFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172



20111128000356960 3/3 \$118.00
Shelby Cnty Judge of Probate, AL
11/28/2011 11:07:06 AM FILED/CERT