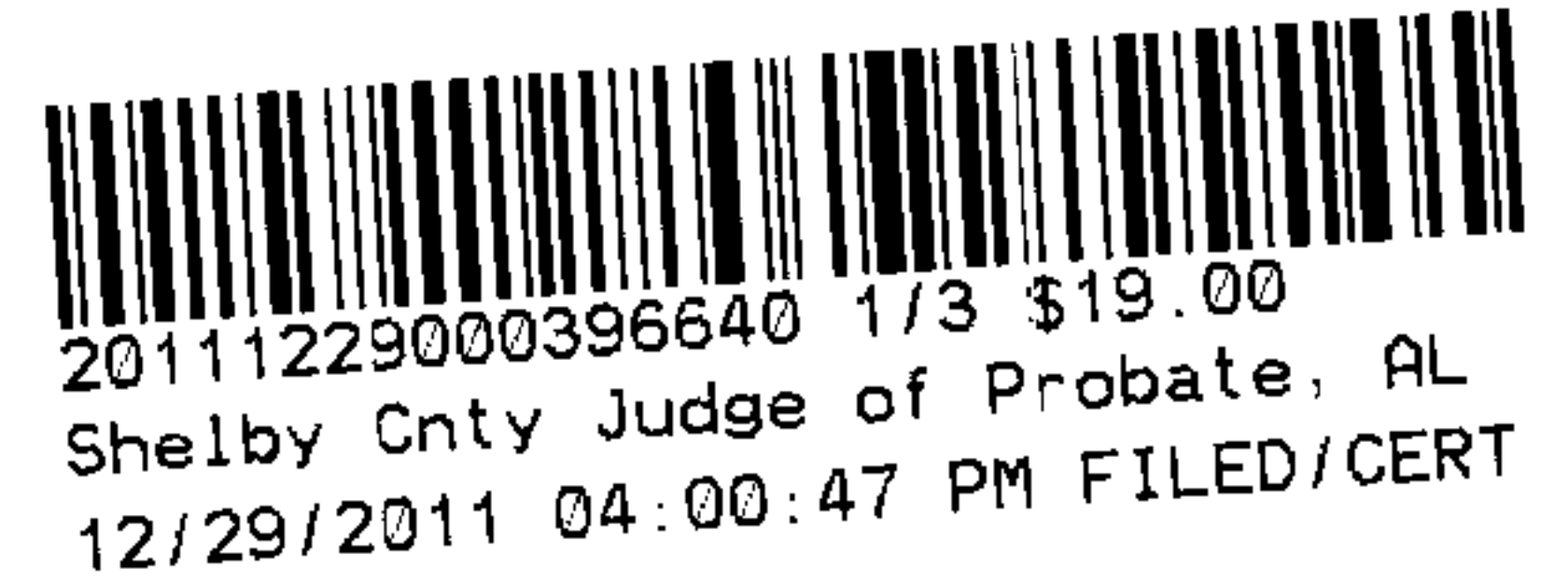


Send tax notice to:  
Darryl L. Watkins  
1081 Hidden Forest Drive  
Montevallo, AL 35115

STATE OF ALABAMA }  
COUNTY OF SHELBY }



**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 **DARRYL L. WATKINS**, 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 111, according to the plat of the Lakes at Hidden Forest Phase 1, as recorded in Map Book 36, Page 115 A&B, 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 Grantee only the interest Grantor owns therein, if any.**

Purchase price: \$175,000.00; mortgage: \$178,762.00  
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, and his heirs and assigns, FOREVER.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

1. 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.
2. Such state of facts as shown on subdivision plat recorded in Plat Book 36, Page 115 A&B.
3. Right or claims of parties in possession not shown by Public Records.
4. Any prior reservation or conveyance, together with release 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.
5. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 36, Page 115 A&B.
6. Covenants, conditions and restrictions as set forth in the document recorded in Book 36, Page 107 in the Probate Office of Shelby County, Alabama.

7. All outstanding rights of redemption in favor or all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 4-19-11 and recorded on 5-17-11 in Instrument 20110517000147520, 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.

Grantee accepts 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 19<sup>th</sup> day of Dec, 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 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 19<sup>th</sup> day of Dec., 2011.

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


The Grantee's address is:

1081 Hidden Forest Drive

Montevallo, AL 35115

This instrument was prepared by:

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



20111229000396640 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/29/2011 04:00:47 PM FILED/CERT