



20120214000053940 1/2 \$25.50  
Shelby Cnty Judge of Probate, AL  
02/14/2012 08:28:57 AM FILED/CERT

Shelby County, AL 02/14/2012  
State of Alabama  
Deed Tax: \$10.50

STATE OF ALABAMA}

COUNTY OF SHELBY}

SPECIAL WARRANTY DEED

\$69,900

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 PAUL MARSTON DAUGHERTY, 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:

"EXHIBIT A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF AL, COUNTY OF SHELBY, CITY OF HARPERSVILLE AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NE 1/4-SE1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA PROCEED NORTH 89 DEGREES 36 MINUTES 47 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID NE1/4-SE1/4 FOR A DISTANCE OF 987.25 FEET TO A POINT IN THE CENTER OF A COUNTY PAVED ROAD; THENCE SOUTH 59 DEGREES 07 MINUTES 53 SECONDS EAST ALONG THE CENTER OF SAID HIGHWAY FOR 78.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG THE CENTER OF SAID HIGHWAY THE FOLLOWING COURSES; THENCE SOUTH 68 DEGREES 14 MINUTES 23 SECONDS EAST 203.99 FEET; THENCE SOUTH 72 DEGREES 45 MINUTES 42 SECONDS EAST 169.67 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 30 SECONDS EAST 118.02 FEET; THENCE SOUTH 72 DEGREES 16 MINUTES 09 SECONDS EAST 200.60 FEET; THENCE SOUTH 56 DEGREES 02 MINUTES 29 SECONDS EAST 157.64 FEET; THENCE SOUTH 39 DEGREES 06 MINUTES 19 SECONDS EAST 104.91 FEET; THENCE SOUTH 26 DEGREES 23 MINUTES 59 SECONDS EAST 78.63 FEET; THENCE SOUTH 16 DEGREES 49 MINUTES 11 SECONDS EAST 59.84 FEET; THENCE SOUTH 6 DEGREES, 50 MINUTES 9 SECONDS EAST 72.16 FEET TO THE POINT OF INTERSECTION WITH THE CENTER OF SAID HIGHWAY AND THE EAST BOUNDARY OF THE AFOREMENTIONED NE1/4 SE1/4; THENCE SOUTH 0 DEGREES 35 MINUTES 18 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID NE1/4-SE1/4 AND THE CENTER OF SAID HIGHWAY FOR 171.08 FEET; THENCE SOUTH 81 DEGREES 24 MINUTES 19 SECONDS WEST FOR 1212.95 FEET; THENCE 19 DEGREES 55 MINUTES 01 SECONDS WEST 232.13 FEET; THENCE NORTH 0 DEGREES 28 MINUTES 56 SECONDS EAST 686.50 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 18 SECONDS EAST 134.76 FEET; THENCE NORTH 80 DEGREES 21 MINUTES 28 SECONDS EAST 229.50 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 21.00 ACRES. A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26 T19S-R2E, SHELBY COUNTY ALABAMA

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the

26<sup>th</sup> day of January, 2012.

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

By: 

**MCFADDEN, LYON & ROUSE, L.L.C.**

**As its Attorney-in-Fact**

By: 

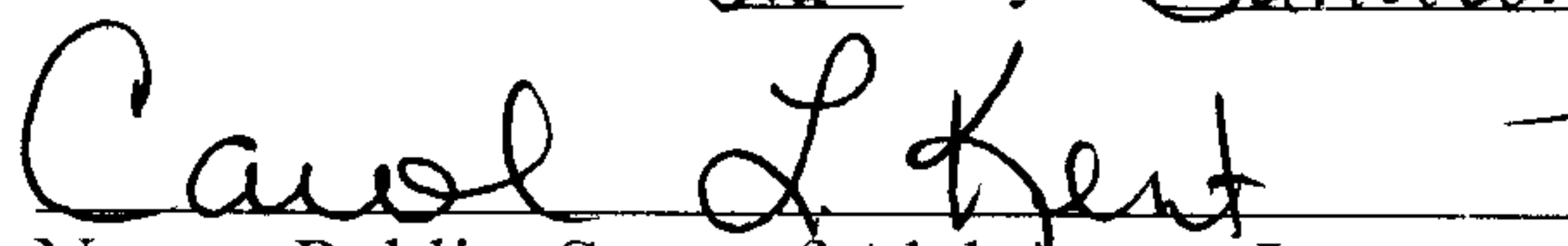
**William S. McFadden**

**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 26<sup>th</sup> day of January, 2012.



Notary Public, State of Alabama at Large

My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

1821 Strawberry Lane  
Hoover, AL 35244

This instrument was prepared by:

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