


Send tax notice to:  
Leland E. Walley & Elizabeth C. Walley  
137 Summer Brook Lane  
Alabaster, AL 35007

STATE OF ALABAMA       )  
                                  :  
COUNTY OF SHELBY     )

  
20120217000060080 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
02/17/2012 03:05:06 PM FILED/CERT  
  
Shelby County, AL 02/17/2012  
State of Alabama  
Deed Tax:\$3.50

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **LELAND E. WALLEY AND ELIZABETH C. WALLEY**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **LELAND E. WALLEY AND ELIZABETH C. WALLEY, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

All that parcel of land in City of Alabaster, Shelby County, State of Alabama, as more fully described in Deed Instrument Number, 1995-22680, ID No. 23-2-10-1-001-001.011, being known and designated at Lot 11, according to the survey of Summer Brook, Sector I, as recorded in Map Book 18, Page 74, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20111003000291330, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Sales price: \$109,500.00; Mortgage amount: \$106,215.00

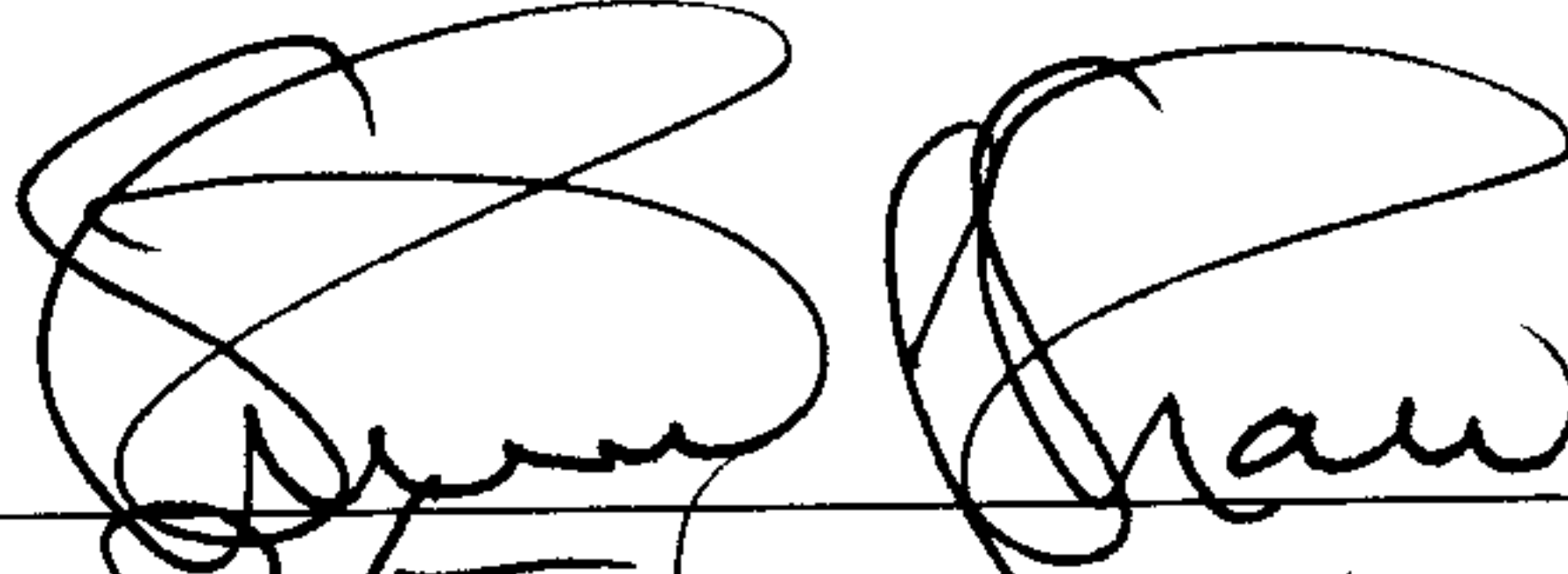
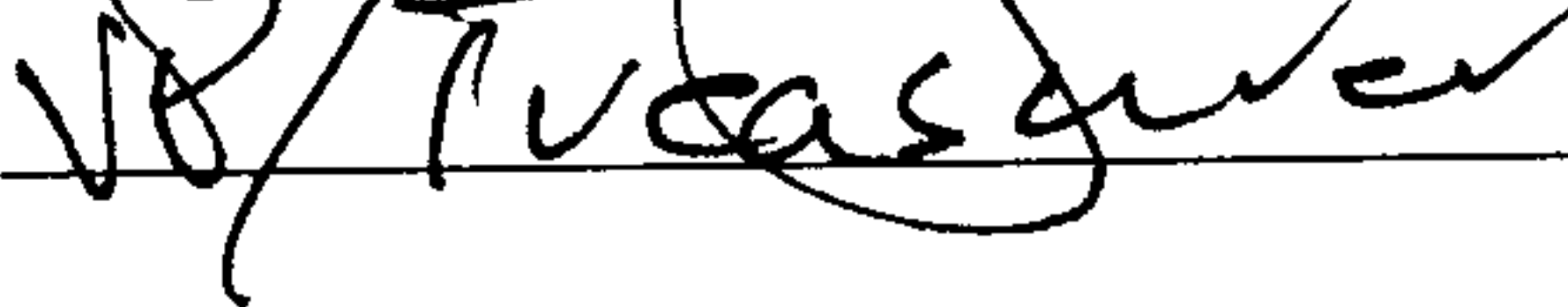
**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **LELAND E. WALLEY AND ELIZABETH C. WALLEY, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. Said property being subject, however to ad valorem taxes due October 1, 2012; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

**IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** has caused this instrument to be executed by its undersigned officer/authorized individual on this the 9th day of February, 2012.

**FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE UNITED  
STATES OF AMERICA**


**BY: STEPHENS, MILLIRONS, HARRISON &  
GAMMONS, P.C.  
ITS ATTORNEY IN FACT**

BY  (SEAL)  
Its 

STATE OF ALABAMA     )  
                                     :  
COUNTY OF MADISON    )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 9th day of February, 2012 by Steven J. Shaw, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 9th day of February, 2012.

 (SEAL)  
Notary Public:  
My Commission Expires: 10-2-13

**POA recorded in Jefferson County in Book 200903, Page 8525**

**This instrument was prepared by:  
STEVEN J. SHAW  
Stephens, Millirons, Harrison & Gammons  
2430 L&N Drive, Huntsville, AL 35801  
Re: 137 Summer Brook Lane, Alabaster, AL. 35007; A1118S7**