


Send tax notice to:  
Ismael Carbajal  
269 W. Valley Avenue  
Homewood, AL 35209

STATE OF ALABAMA }  
COUNTY OF SHELBY }

  
20120426000143800 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/26/2012 12:24:58 PM FILED/CERT

**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 **ISMAEL CARBAJAL**, 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:

PARCEL1: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22, RANGE 2 WEST; THENCE RUN NORTH 105 FEET; THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 105 FEET; THENCE NORTH 105 FEET; THENCE WEST 105 FEET; THENCE SOUTH 105 FEET TO POINT OF BEGINNING.

PARCEL II: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22, RANGE 2 WEST; RUN NORTH 105 FEET FOR POINT OF BEGINNING; THENCE EAST 210 FEET; THENCE NORTH 105 FEET; THENCE WEST 210 FEET; THENCE SOUTH 105 FEET TO POINT OF BEGINNING.

\$6,000.00 consideration 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 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, and his 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.

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 March 7, 2012 and recorded on March 23, 2012 in Instrument 20120323000101530. 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.

Transmission line permit to Alabama Power Company recorded in Deed 218, Page 48 and Deed Book 217, Page 100.

Right of way to Southern Natural Gas recorded in Deed Book 88, Page 571.

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

20<sup>th</sup> day of April, 2012.

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

By: *Mcfadden Lyon & Rouse*  
**MCFADDEN, LYON & ROUSE, L.L.C.**

**As its Attorney-in-Fact**

By: *Beth McFadden Rouse*  
**Beth McFadden Rouse**  
**Its: Member**

Shelby County, AL 04/26/2012  
State of Alabama  
Deed Tax: \$6.00

STATE OF ALABAMA       }  
COUNTY OF MOBILE     }

I, the undersigned Notary Public in and for said State and County, hereby certify that **Beth McFadden Rouse**, 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, she, in her 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 20<sup>th</sup> day of April, 2012.

*Abbie P. Pelleter*  
Notary Public, State of Alabama at Large  
My Commission Expires: 9-1-2015 {SEAL}

The Grantee's address is:

\_\_\_\_\_  
\_\_\_\_\_

This instrument was prepared by:  
Beth McFadden Rouse  
McFadden, Lyon & Rouse, LLC  
718 Downtowner Blvd.  
Mobile, AL 36609  
251-342-9172