

Value \$147,000.00

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Shelby County, AL 04/27/2012  
State of Alabama  
Deed Tax: \$4.00

**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 WILLIAM EUGENE BUTEL, 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 1, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 3RD ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 111, IN THE OFFICE OF THE 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.

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. 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, limestone, and gravel in, on, and under subject property.
3. Declaration of Protective Covenants and supplementary as recorded in Instrument No. 1995-339.
4. Mineral and mining rights in Deed Book 13, Page 385 and Deed Book 325, Page 546 and Instrument No. 1994-26505.
5. Declaration of Protective Covenants, easements, conditions and restrictions recorded in Instrument No. 1995-05892, First Amendment to Declaration of Protective Covenants recorded in Instrument No. 1996-28543, Supplementary Declaration of Protective Covenants for Grande

\$143,273.00 of the consideration for this conveyance came from a mortgage transaction on this same date with a mortgage in the amount of \$143,273 to be recorded in the Probate Office of Shelby County, Ala.



View Estates, 2<sup>nd</sup> Addition recorded in Instrument No. 1995-28544, and  
3<sup>rd</sup> Addition recorded in Instrument No. 1996-00339.

5. Articles of Incorporation of Grande View Estates Homeowner's Association, Inc. recorded in Instrument No. 1995-05890.
6. By-Laws recorded in Instrument No. 1995-05891
7. Easements, conditions limitation as set out in Instrument No. 1996-30094
8. All outstanding rights of redemption in favor of all person entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed from Christina Mwai and Wilson Kamonde to Federal National Mortgage Association dated 4-15-2011, and recorded on 5-10-2011, under Instrument Number 20110510000139810 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 April, 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   }

  
20120427000144980 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/27/2012 10:03:47 AM FILED/CERT

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 April, 2012.

Carol L. Kest  
Notary Public, State of Alabama at Large  
My Commission Expires: 3/30/13 {SEAL}

The Grantee's address is:

~~121x61xhxxDrivexx~~

121 Grand Club Drive

Maylene, Ala. 35114

This instrument was prepared by:


William S. McFadden, attorney

McFADDEN, LYON & ROUSE, L.L.C.

718 Downtowner Boulevard

Mobile, Alabama 36609

(251)342-9172

  
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