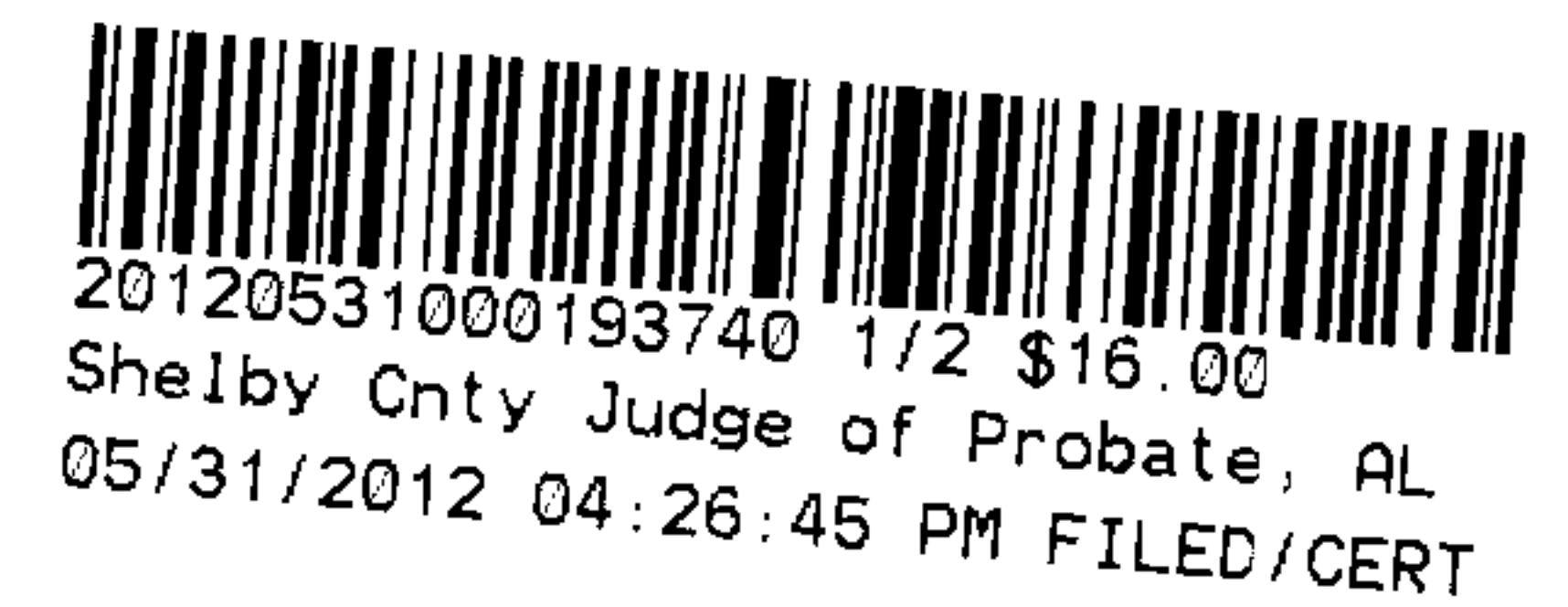


Send tax notice to:
Donald M. Worthen &
Ashley C. Worthen
112 Perkins Pt
Columbiana, AL 35051



STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

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 **DONALD M. WORTHEN AND ASHLEY C. WORTHEN**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **DONALD M. WORTHEN AND ASHLEY C. WORTHEN, 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:

Lot 19, according to the survey of Perkins Landing, Sectors 1 and 2, as recorded in Map Book 27, Page 33, in Probate Office, Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT #20111006000298360, IN THE OFFICE OF THE JUDGE OF PROBATE OF ST. CLAIR COUNTY, ALABAMA.

Sales price: \$250,000.00; Loan amount: \$276,400.00

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 **DONALD M. WORTHEN AND ASHLEY C. WORTHEN, 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 23 day of May, 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

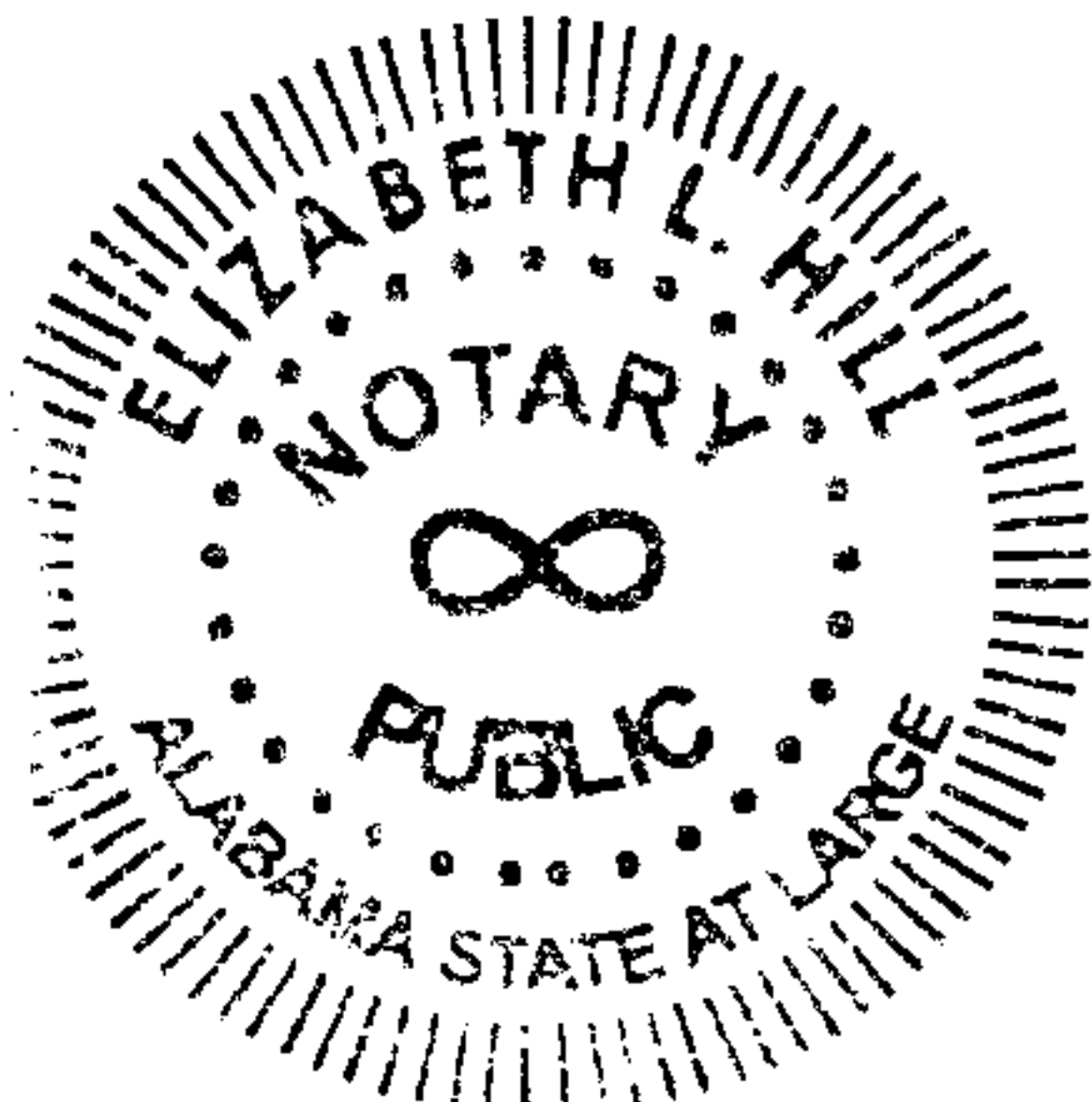
BY  (SEAL)

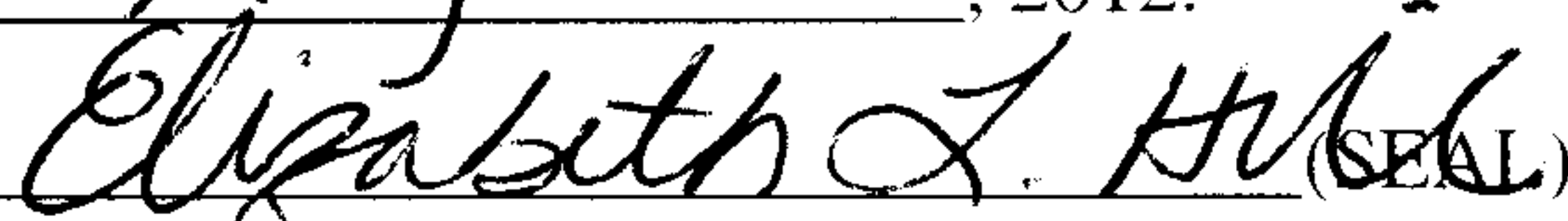
Its 

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 23rd day of May, 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 23rd day of May, 2012.




 (SEAL)

Notary Public:

My Commission Expires: 4/4/16

This instrument was prepared by:
STEVEN J. SHAW
Stephens Millirons, PC
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 112 Perkins Pt, Columbiana, AL 35051


20120531000193740 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/31/2012 04:26:45 PM FILED/CERT