

STATE OF ALABAMA }

COUNTY OF BALDWIN }

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/25/2014 11:26 AM
DEED TAX \$ 12.50
TOTAL \$ 27.50
3 Pages

1487469

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 Two Hundred Forty Thousand Five Hundred and 00/100 Dollars (\$240,500.00) hereby acknowledged to have been paid to the said Grantor by Zachary Charles McCain and Kathryn Dickerson McCain, the Grantees, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows:

Lot 31, Creekside Subdivision, Unit One, according to Map or Plat thereof recorded in Slide 1656-B and amended in Slide 1703-B, Probate Records, Baldwin County, Alabama.

This property is also known as: 8100 Holley Court, Daphne, Alabama 36526

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 Grantees 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 Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Notes and restrictions as shown on recorded plat of subdivision, restrictive covenants, easements, building setback lines, rights of way, prior mineral reservations, if any, applicable to said property of record in the said Probate Court Records.
2. Ad valorem taxes for the year 2015 and thereafter.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Mortgage Recorded Simultaneously


4. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
5. Restrictive covenants contained in instrument recorded in Miscellaneous Book 89, Page 147, Miscellaneous Book 93, Page 1377 and Instrument #894594.
6. Easement granted Utilities Board of the City of Foley by Instrument recorded in Real Property Book 71, Page 1069.
7. Reservation of oil, gas and minerals contained in Instrument recorded in Deed Book 360, Page 353; Deed Book 111, Page 115 and Real Property Book 670, Page 1587.
8. Articles of Incorporation of Creekside Residential Subdivision Property Owner's Association, Inc. recorded in Instrument #532251 and amended in Instrument #544086 and Instrument # 550989.
9. By-Laws of Creekside Residential Subdivision Property Owner's Association, Inc.
10. Ordinance No. 1996-05 recorded in Real Property Book 670, Page 1576.
11. Rights of redemption from foreclosure, evidenced by foreclosure deed dated the 14th day of March, 2014, and recorded in Instrument #1446307, in the records in the Office of the Judge of Probate, Baldwin County, Alabama, inclusive of, but not limited to, rights vested by the Laws of Alabama, and all rights, arising by virtue of the Internal Revenue laws and regulations of the United States of America.

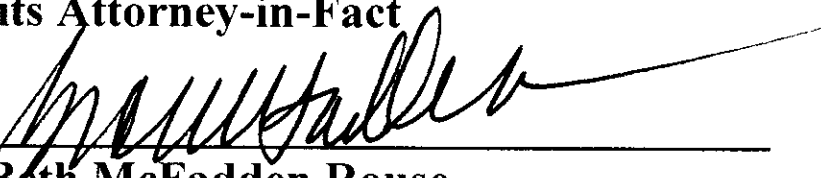
RECORDING REFERENCES ARE TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF BALDWIN COUNTY, ALABAMA.

Grantees accept this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by Grantees 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 day of November, 2014.

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

By: 
MCFADDEN, LYON & ROUSE, L.L.C.
As its Attorney-in-Fact

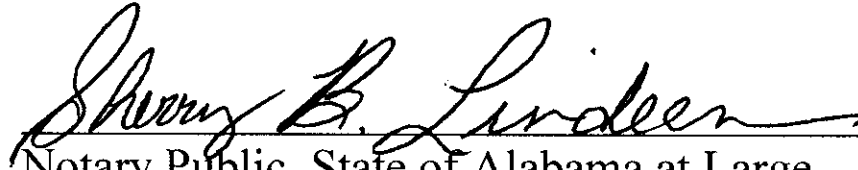
By: 
Beth McFadden Rouse
Its Member

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. 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 19th day of November, 2014.


Notary Public, State of Alabama at Large
My Commission Expires: 4-25-2016 {SEAL}

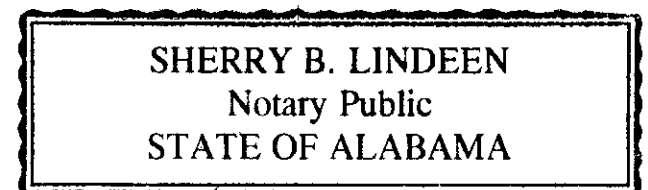
The Grantee's address is:

8100 Holley Court
Daphne, AL 36526

The Grantor's address is:

FANNIE MAE
P. O. BOX 650043
Dallas, TX 75265-0043

This instrument was prepared by:
Beth McFadden Rouse
718 Downtowner Boulevard
Mobile, AL 36609
251-342-9172



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 25, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS