

VA CASE NO. 22-22-6-0536303
MIDFIRST BANK LOAN NO. 48361783
MORTGAGOR(S): RODGER D. BOWERS
STATE OF ALABAMA)
COUNTY OF SHELBY)


20031110000743710 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/10/2003 08:48:00 FILED/CERTIFIED

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **MidFirst Bank**, a corporation organized and existing under the laws of the State of Oklahoma whose principal place of business is 999 NW Grand Blvd, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **The Secretary of Veterans Affairs, an Officer of the United States of America**, whose address is 345 Perryhill Road, Montgomery, AL 36109, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the

following described property, situated in the County of Shelby, State of Alabama, to-wit:
Lot 710 according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 7th Addition as recorded in Map Book 21, Page 134, Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes and the judgments, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said MidFirst Bank by Melissa Poage its VICE PRESIDENT (insert title)

who is authorized to execute this conveyance, has hereto set his/her signature and seal, this 28th day of October, 2003.

Attesting Official:

Signature: [Signature]

By: Kathrine McCoy (print or type)

MidFirst Bank

Signature: [Signature]

By: Melissa Poage (print or type)

Title of Employee Attesting Asst. Secretary Its: Vice President

ATTEST (Affix Corporate Seal)

STATE OF Oklahoma

COUNTY OF Oklahoma

I, the undersigned authority, a Notary Public in and for said County, Oklahoma and State, hereby certify that Melissa Poage, (signing party) and Kathrine McCoy, (signing party) whose names as Vice President, (insert title) and Asst. Secretary, (insert title) respectively, of MidFirst Bank are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid. Given under my hand and official seal, this the 28th day of October, 2003.

MY COMMISSION EXPIRES: 9-4-05 Rebecca L. McBee
Notary Public

This instrument prepared by:
Heather H. Renfro
Sirote & Permutt, P.C.
2311 Highland Avenue South
P.O. Box 55727
Birmingham, AL 35255-5727

