

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Christopher Jay Klinner

109 Red Oak Lane  
Alabaster AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred twenty-one thousand and 00/100 Dollars (\$121,000.00) to the undersigned Grantor, Secretary of Veterans Affairs, an Officer of the United States of America (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Christopher Jay Klinner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Survey of Oakwood Village, Phase Two, as recorded in Map Book 20, Page 81, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. Defects, liens, encumbrances, adverse claims or other matters, which would be revealed by a properly performed search of the real property records of the county in which the property is located.
2. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
3. Ad valorem Taxes for the current tax year, which Grantees herein assumes and agrees to pay.
4. Easement/right-of-way to Alabaster Water Works as recorded in Book 278 Page 391. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 337 Page 241. Restrictions and covenants appearing of record in Instrument No. 1995-6027 and Instrument No. 1995-16238.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20071026000495130, in the Probate Office of Shelby County, Alabama.

\$ 119,423.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of January, 2009.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

The Secretary of Veterans Affairs, an Officer of the United States of America

By: Sandra Colgrove

Its: Sandra Colgrove/Assistant Secretary  
Countrywide Pursuant to a delegation of authority  
contained in 38 C.F.R. § 36.4342(f)

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Sandra Colgrove pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 15th day of 2009.

Given under my hand and official seal, this the 15th day of January, 2009

Bobbi Laughlin  
NOTARY PUBLIC

My Commission expires:  
AFFIX SEAL

2008-003587

