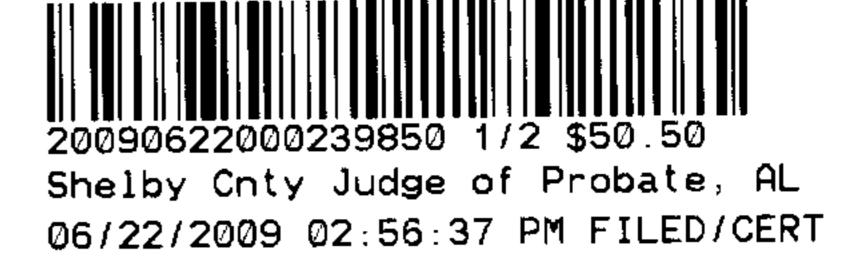
Shelby County, AL 06/22/2009

State of Alabama Deed Tax : \$36.50



This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Ellen Dean

105 Brynleigh Drive Chelsea, AL 3504B

SPECIAL WARRANTY DEED 2009 405

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred sixty thousand nine hundred and 00/100 Dollars (\$160,900.00) to the undersigned Grantor, The Secretary of Veterans Affairs, an Officer of the United States of America (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ellen Dean, the following described real estate situated in Shelby County, Alabama, to-wit:

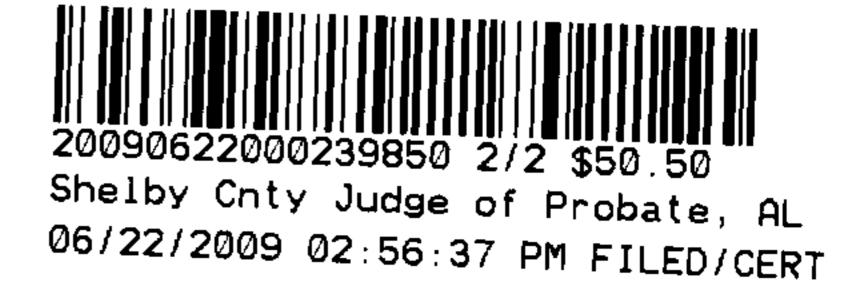
Lot 31 according to the Survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Probate Office of Shelby County, Alabama.

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 which may have been obtained in connection with this transaction.
- 3. Ad valorem Taxes for the current tax year, which Grantee herein assumes and agrees to pay.
- 4. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

\$ 124,725.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of May, 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.

Secretary of Veterans Affairs, An Officer of the United States of America

By: Note Thompson, Asst./secretary

Countrywide Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f)

STATE OF TE	EXAS		
COUNTY OF _	COLLIN		
delegation of autexecuted the fore	fore me personally appeared thority contained in 38 C.F.R egoing instrument on behalf hat he executed the same as the	t. § 36.4342 (f), to me know of the Secretary of Veterans	Affairs, and
In Witness Whe	reof, I have hereunto set my aforesaid, this 21 st	•	I seal in the State of

Given under my hand and official seal, this the 21st

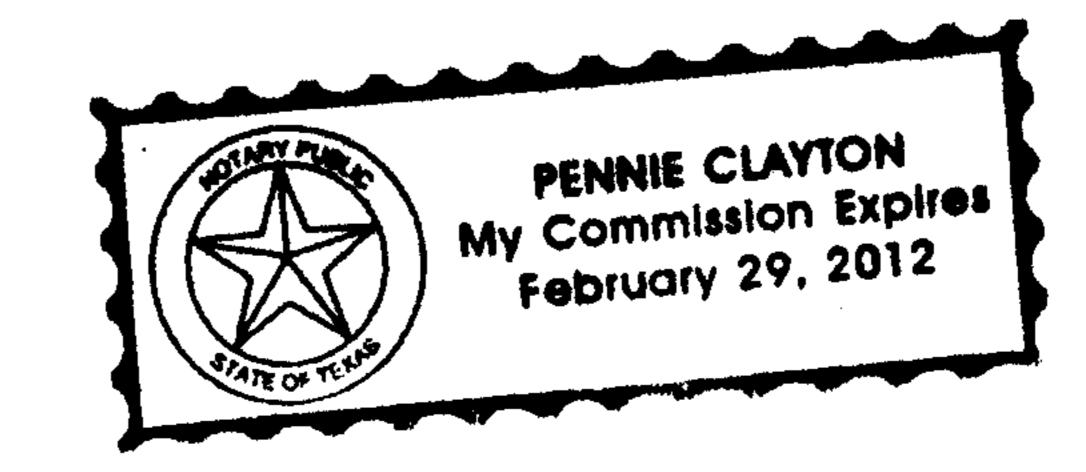
NOTARY PUBLIC

Henn le

My Commission expires:

AFFIX SEAL

2009-001578



day of May, 2009