



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

Send Tax Notice to:
Caroldale Incorporated

*7235 Highland Rd.
Baton Rouge, Louisiana 70808*

SPECIAL WARRANTY DEED

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-three thousand nine hundred and 00/100 Dollars (\$163,900.00) 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 Caroldale Incorporated, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 113, according to the Survey of Wynlake Subdivision Phase 4C, as recorded in Map Book 29, Page 15, 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.
5. Restrictions appearing of record in Instrument No. 200201040000857 and Instrument No. 2002011100002008.
6. 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. 20090121000019180, in the Probate Office of Shelby County, Alabama.

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 8th day of July, 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: Cindy Ton
Its: Cindy Ton, 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 Cindy Ton, Asst. Secretary 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 8th day of July, 2009.

Given under my hand and official seal, this the 8th day of July, 2009

Tammie Jones
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-002154

