



20100628000203930 1/3 \$18.00  
 Shelby Cnty Judge of Probate, AL  
 06/28/2010 09:40:43 AM FILED/CERT

After Recording Return to:

Lynn Denise Phillips )  
 1128 Village Trail )  
 Calera, AL 35040 )  
 2293015 )  
 )  
 )  
 )  
 )  
 )

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA  
 SHELBY COUNTY

Mail Tax Statements To:

Lynn Denise Phillips  
 1128 Village Trail  
 Calera, AL 35040

Property Address:

1128 Village Trail  
 Calera, AL 35040

Tax ID: 271352006001000

203454

### **SPECIAL WARRANTY DEED**

*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 property being conveyed herein was foreclosure property)***

KNOW ALL MEN BY THESE PRESENTS: on this 25th day of May,  
 2010, that for and in consideration of EIGHTY NINE THOUSAND and 00/100 (\$89,000.00)  
 DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid  
 by the Grantee herein, the receipt whereof is acknowledged, that THE SECRETARY OF  
 VETERANS AFFAIRS, an Officer of the United States of America, with a business address of  
 Department of Veterans Affairs, Washington, DC 20420 (herein referred to as "GRANTOR"),  
 does hereby ~~grant bargain~~ sell and convey unto LYNN DENISE PHILLIPS, a  
 single/married/unmarried woman, residing at 1128 Village Trl Calera, AL 35040  
 \_\_\_\_\_, (herein referred to as "GRANTEE"), the following lot or parcel of land, situated in  
 Shelby County, Alabama, and being more particularly described as follows:

**LOT 111, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE -  
 SECTOR 2, AS RECORDED IN MAP BOOK 30, PAGE 112, IN THE PROBATE  
 OFFICE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF  
 VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF**

**AMERICA, BY DEED RECORDED JANUARY 13, 2010 AS DOCUMENT  
NUMBER 20010113000011540 IN SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 1128 Village Trail, Calera, Alabama 35040  
*The legal description was obtained from a previously recorded instrument.*

GRANTOR does for itself and for its respective successors and assigns, covenant with the said GRANTEE, his heirs and assigns that it is lawfully seized in fee simple of said premises; and that it has a good right to sell.

**TO HAVE AND TO HOLD** unto the said GRANTEE forever.

*This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

*This space intentionally left blank*

*Signature page follows*



IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 25th day of May, 2010.

Signed, sealed and delivered in our presence:

Pennie Clayton  
First Witness

Pennie Clayton  
Print Name

Alecia Bryant  
Second Witness

Alecia Bryant  
Print Name

**THE SECRETARY OF VETERANS  
AFFAIRS**, An officer of the United States of  
America

By: Cindy Ton  
Cindy Ton, Assistant Secretary

Printed Name and Title

Countrywide, pursuant to a delegation of  
authority Contained in 38 C.F.R. §36.4342(f)

STATE OF TEXAS, COUNTY OF COLLIN

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 25th day of  
May, 2010, the undersigned authority, personally appeared Cindy Ton,  
pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f) on behalf of The  
Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me  
or has shown ID as identification, who after being by me first duly sworn,  
deposes and says that he/she executed the same as their free act and deed of said Secretary.



**STEPHANIE ALLEN**  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 10-02-13

Stephanie Allen  
NOTARY PUBLIC

My Commission Expires 10-2-2013

Stephanie Allen

This instrument was prepared ~~without~~ benefit of a title search or examination, and title is neither warranted nor  
guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no  
opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s)  
herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an  
agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property  
use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this  
instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR  
CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, or other authority,  
the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions  
made to this instrument after its preparation. The conveyance amount was either provided or not made available to  
preparer and was added after the preparation of this instrument by agent for Grantor.**

Prepared under the supervision of:

Angelina M. Whittington, Esq.

FL, AL, & MO Barred

By: Laws Specialty Group, Inc. 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300



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