

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That REGIONS MORTGAGE, INC., organized and existing under the laws of the State of Alabama, whose principal place of business is located at 605 South Perry Street, Montgomery, Alabama 36104, 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 VETERAN'S AFFAIRS", an Officer of the United States of America, whose address is Veterans Administration, Washington, D.C. 20420, hereinafter called Grantee, and his successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to-wit:

Lot 26, Block 1, according to the Survey of Willow Glen, Second Sector as recorded in Map Book 8, Page 102, in the Probate Office of 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 ad valorem 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 judgment, if any, thereon representing the indebtedness hereto 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 Grantor has caused these presents to be signed by its SV President, thereunto duly authorized by its board of directors, attested by its Secretary and its corporate seal to be hereunto attached on the 5th day of September, 1996.

09/05/1996-29241
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

Inst # 1996-29241

REGIONS MORTGAGE, INC.

*BY

Kenneth D. Daniel

*ITS

SVP

[CORPORATE SEAL]

* Lisa M. Farmer

Lisa M. Farmer AstCorp Secretary

THE STATE OF ALABAMA, Montgomery COUNTY.

I, a Notary Public in and for said State and County, do hereby certify that Kenneth D. Daniel, whose name as SV President of Regions Mortgage, Inc., a Corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 5th day of September, 19 96

*

Kevin Padouk

Notary Public in and for
said County.

3-27-2000

This Instrument Prepared by:
James G. Henderson
Attorney at Law
800 Financial Center
505 N. 20th St.
Birmingham, AL 35203
(205) 328-9190

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