

STATE OF ALABAMA)
) ss.
SHELBY COUNTY)

MORTGAGORS: Leland Daniel Super and wife,
Evelyn Borja Super
VA #: 383131
MAI #: 190379

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MortgageAmerica, Inc., a corporation organized and existing under the laws of the United States, whose principal place of business is located at Post Office Box 43500, Birmingham, Alabama 35243-0500, 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 VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 730 Peachtree Street, Northeast, Atlanta, Georgia 30365, hereinafter called Grantee, and his/her 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;

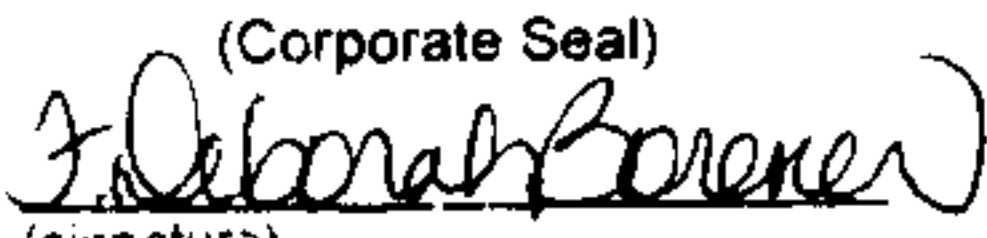
Lot 33, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 heretofore 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 to 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 Vice President and attested by Document Officer, both thereunto duly authorized, and its corporate seal to be affixed all on this 5th day of February, 1998.

(Corporate Seal)

(signature)

F. Deborah Borener/Document Officer
(print name/title of attesting official)

By: MORTGAGEAMERICA, INC.

(signature)

Patricia A. Copeland/Vice President
(print name/title of executing official)

Inst # 1998-03960

02/05/1998-03960
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SHELBY COUNTY JUDGE OF PROBATE
002 NC3 12.00

Inst # 1998-03960

STATE OF ALABAMA)
) ss.
JEFFERSON COUNTY)

I, a Notary Public in and for said State and County, do hereby certify that
Patricia A. Copeland and F. Deborah Borener of
MortgageAmerica, Inc., a corporation, are signed to the foregoing
conveyance and who are known to me, acknowledged before me on this day that, being
informed of the contents of this conveyance, they, as such officers 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 February, 19 98.

Pamela Glenn

(Notary signature)

Pamela Glenn

(print name)

(exp. date)

This Instrument Prepared By:

Alan L. King
Attorney at Law
Post Office Box 660525
Birmingham, Alabama 35266-0525
(205) 871-2200

MY COMMISSION EXPIRES MAY 31, 2000

Inst # 1998-03960

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00