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STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That NATIONSBANC MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State of New York whose principal place of business is located at 205 Park Club Lane, Buffalo, New York 14231-9000, 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, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called the 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 62, according to the Survey of Cambridge*Pointe, 2nd Sector, as recorded in Map Book 17 Page 99 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 judgement, 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 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 Vice President, and attested by its Assistant Secretary, both thereunto duly authorized, and its corporate seal to be affixed all on this 5th day of October, 1998.

11/03/1998-43248
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

Inst # 1998-43248

NATIONSBANC MORTGAGE CORPORATION

ATTEST:

BY: Cynthia A. Mech
Cynthia A. Mech
TITLE: Assistant SecretaryBY: Catherine Gorlewski
Catherine Gorlewski
TITLE: Vice PresidentSTATE OF NEW YORK
COUNTY OF ERIE

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Cynthia A. Mech and Catherine Gorlewski, whose names as Assistant Vice President and Vice President of NATIONSBANC MORTGAGE CORPORATION, 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 and official seal this 5th day of October, 1998.

Barbara A. Hoge
NOTARY PUBLIC

My commission expires:

Notary Public for the State of New York
My Commission Expires 9-8-99

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