

THE STATE OF ALABAMA

COUNTY OF SHELBY

Mortgagor: TURNER, Forrest M.

VA NO: 22-22-6-0515810

REF NO: 6164104025

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER WITH BANK UNITED**, a corporation organized and existing under the laws of the State of ILLINOIS, whose principal place of business is located at 75 Fairway Drive, Vernon Hills, IL, 60061, 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 15, according to the resurvey of Valleybrook, Phase II, as recorded in Map Book 12, page 12 in the Office of the Judge of Probate 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 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/hers 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, WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER WITH BANK UNITED, the said Grantor has caused these presents to be signed by Karen Batt its Vice President, and attested by Christine Burda its Assistant Secretary, both thereunto duly authorized, and its corporate seal to be affixed all on this 16th day of January, 2002.

(Corporate Seal)

WASHINGTON MUTUAL BANK, FA, SUCCESSOR
BY MERGER WITH BANK UNITED

Christine Burda
Secretary
Christine Burda,
Assistant Secretary

by: Karen Batt
President
Karen Batt, Vice President

THE STATE OF Illinois
COUNTY OF LAKE

I, a Notary Public in and for said State and County, do hereby certify that Karen Batt its Vice President and Christine Burda its Assistant Secretary of WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER WITH BANK UNITED, 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.

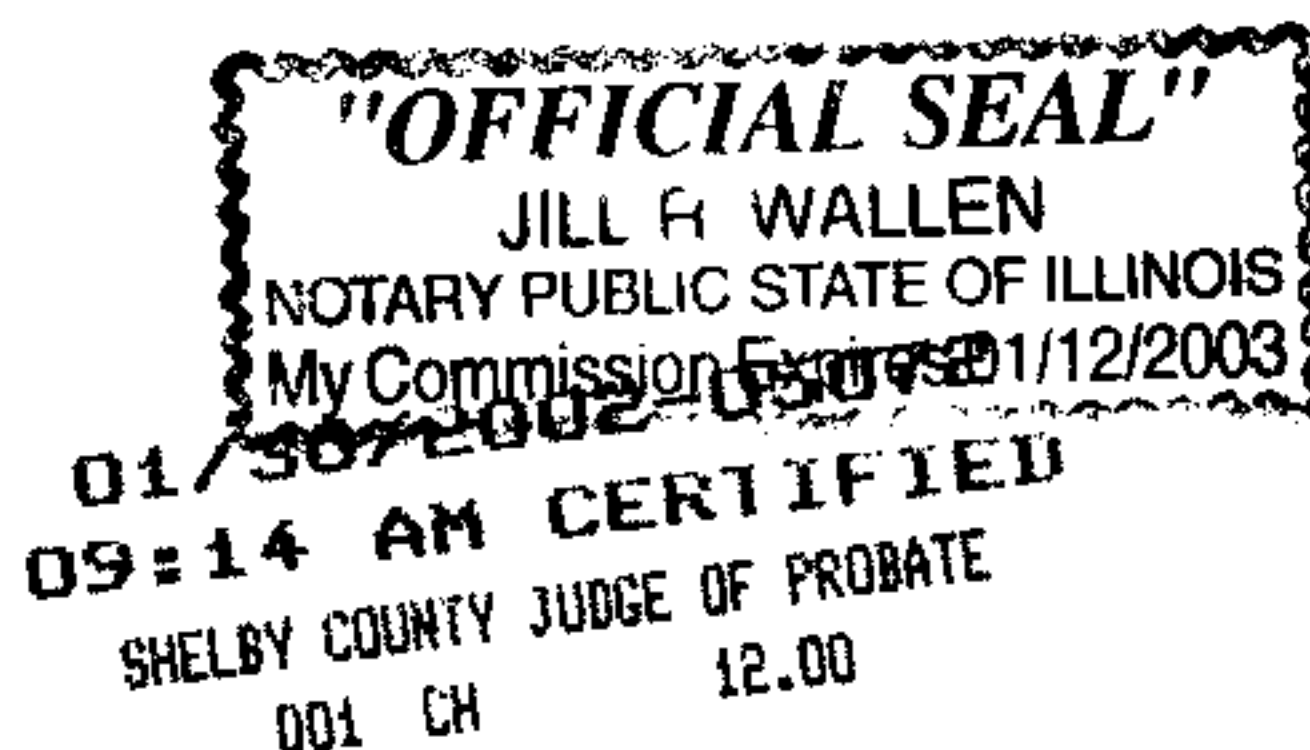
Given under my hand this the 16th day of January, 2002.

Jill R. Wallen
Notary Public

(Print Name) (Exp. Date)

This instrument prepared by:

Arthur M. Stephens
Stephens, Millirons, Harrison & Gammons
333 Franklin Street
Huntsville, AL 35801
205 533-7711



Inst # 2002-05072