



20041223000699530 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/23/2004 09:26:00 FILED/CERTIFIED

SPECIAL WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of ALABAMA)
County of SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND 00/100 dollars (\$10.00) cash in hand paid to SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, WHOSE ADDRESS IS DEPARTMENT OF VETERANS AFFAIRS, WASHINGTON DC, 20420, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **JAMES D. VAUGHT & ELIZABETH R. VAUGHT**, (hereinafter called "Grantee"), ~~all right, title, interest and claim in or to~~ **for and during their joint lives** the following described real estate lying in **SHELBY** County, ALABAMA, to-wit: ~~and upon the death of either of them, then to the survivor of them in fee simple together with every contingent remainder and right of reversion~~
LOT 38, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3, AS RECORDED IN MAP BOOK 25, PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

PURSUANT TO PROVISIONS OF 38 U.S.C. 1620(a) (6) THE SECRETARY OF VETERANS AFFAIRS DOES NOT SEEK TO EXERCISE EXCLUSIVE JURISDICTION OVER THE WITHIN DESCRIBED PROPERTY.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed.

\$119,700.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, WHOSE ADDRESS IS DEPARTMENT OF VETERANS AFFAIRS, WASHINGTON DC, 20420, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 6th day of Dec, 2004

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF
THE UNITED STATES OF AMERICA, WHOSE ADDRESS
IS DEPARTMENT OF VETERANS AFFAIRS,
WASHINGTON DC, 20420

BY: MICHAEL MORELAND

Director

ITS:

OCWEN FEDERAL BANK, FSB

PURSUANT TO A DELEGATION OF AUTHORITY

CONTAINED IN 38 C.F.R. § 63.4342 (f)



STATE OF FL
COUNTY OF Orange

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that MICHAEL MORELAND, of Ocwen Federal Bank, FSB, pursuant to a delegation of authority contained in 38 ~~Director~~ 63.4342 (f), on behalf of the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, WHOSE ADDRESS IS DEPARTMENT OF VETERANS AFFAIRS, WASHINGTON DC, 20420, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 6th day of Dec, 2004

Michelle G. Akins
NOTARY PUBLIC (Seal)

My commission expires: _____

This instrument prepared by:

JEREMY D. CROW

MORRIS & SCHNEIDER, P.C. ("M&S")

5336 STADIUM TRACE PARKWAY, SUITE 214

HOOVER, AL 35244

AL-110401225

