

THE STATE OF ALABAMA

COUNTY OF SHELBY

Mortgagor: WALKER, Kelly Marie & hus., Jeffrey Stephen

VA NO: 22-22-6-0856053

REF NO: CHF NO. 1916120758

SPECIAL WARRANTY DEED

20050421000190640 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/21/2005 03:12:41PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That **CHASE HOME FINANCE, LLC**, a corporation organized and existing under the laws of the State of Ohio, whose principal place of business is located at 3415 Vision Drive, Columbus, Ohio 43219, 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 7, according to the Final Plat of Wild Timber, Phase 1, as recorded in Map Book 31, Page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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, CHASE HOME FINANCE, LLC, the said Grantor has caused these presents to be signed by Ralph Gerardi its VICE President, and attested by Heather R. Bogan its ASST. Secretary, both thereunto duly authorized, and its corporate seal to be affixed all on this 13th day of April, 2005.

(Corporate Seal)

Heather R. Bogan
ASST. Secretary
Heather R. Bogan

CHASE HOME FINANCE, LLC

by: [Signature]
VICE President Ralph Gerardi

THE STATE OF OHIO

COUNTY OF FRANKLIN

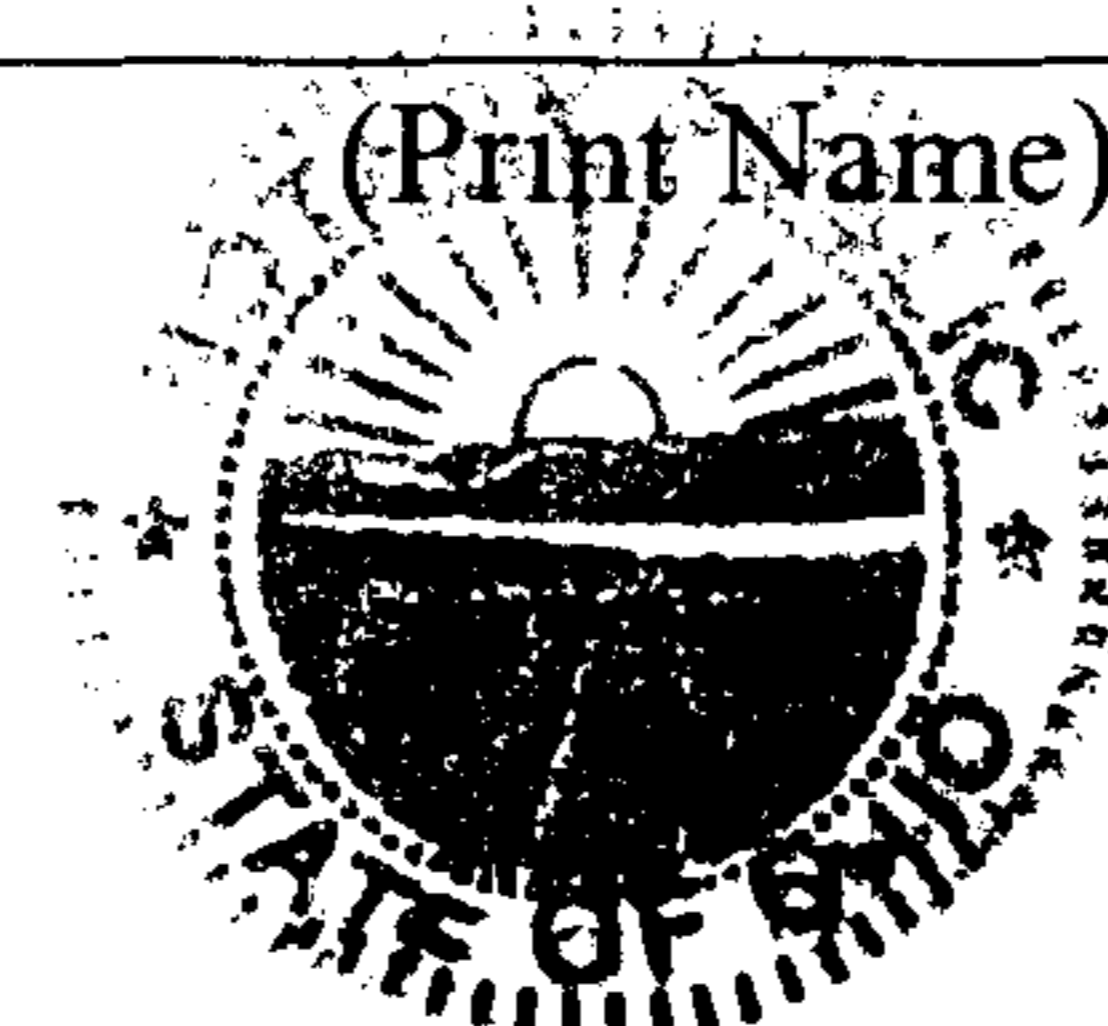
I, a Notary Public in and for said State and County, do hereby certify that Ralph Gerardi its VICE President and Heather R. Bogan its ASST. Secretary of CHASE HOME FINANCE, LLC, a corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being 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 13th day of April, 2005.

[Signature]
Notary Public

This instrument prepared by:

Arthur M. Stephens
STEPHENS, MILLIRONS, HARRISON & GAMMONS, PC
2430 L & N Drive
Huntsville, AL 35801
256 533-7711



(Print Name) (Exp. Date)
Laura C. Koch
Notary Public-State of Ohio
My Commission Expires
March 24, 2007