

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Frank A. Zito
Marshlea Zito
203 GRANDVIEW PKWY
MAY LAKE, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty-two thousand one hundred ninety-eight and 00/100 Dollars (\$232,198.00) to the undersigned Grantor, Secretary of Veterans Affairs, an Officer of the United States of America (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Frank A. Zito, and Marshlea Zito, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 710 according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 7th Addition as recorded in Map Book 21, Page 134, Shelby County, Alabama.

This conveyance is made subject to the following:

1. Defects, liens, encumbrances, adverse claims or other matters, which would be revealed by a properly performed search of the real property records of the county in which the property is located.
2. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
3. Ad valorem Taxes for the current tax year, which Grantees herein assumes and agrees to pay.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 138, Page 170.
5. Release of damages as recorded in Inst. # 2000-7643 and Inst. # 1997-35812.
6. Right of First Refusal as shown in deed recorded in Inst. # 1997-35812.
7. Restrictions limitations and conditions as set out in Map Book 21, Page 134.
8. Articles of Incorporation as recorded in Inst. # 1995-05890 and By-Laws as recorded in Inst. # 1995-05891.
9. Title to all oil, gas and minerals within and underlying the premises, together with any release of liability for injury or damage to persons or property as result of the exercise of such rights as recorded in Deed Book 13, Page 385; Deed Book 375, Page 546; and Inst.# 1994-26506.
10. Subject to covenants, conditions, and restrictions as set forth in the document recorded in Instrument No. 1995-5892; Instrument No. 1995-28543; Instrument Number 1995-28544; I Instrument Number 1996-339; Instrument Number 1996-26258; Instrument Number 1996-29192; Instrument Number 1996-37928; and Instrument Number 1996-37929.

\$ 157,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____ day of April, 2005.

Pursuant to provisions of 38 U.S.C. 3720(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.



Secretary of Veterans Affairs, an Officer of the United States of America By Ocwen Federal Bank, FSB Pursuant to a delegation of authority contained in 38 C.F.R. §36.4342 (f)

By: BARBARA J. DARLING
Its: Senior Manager, VA REO

STATE OF Florida

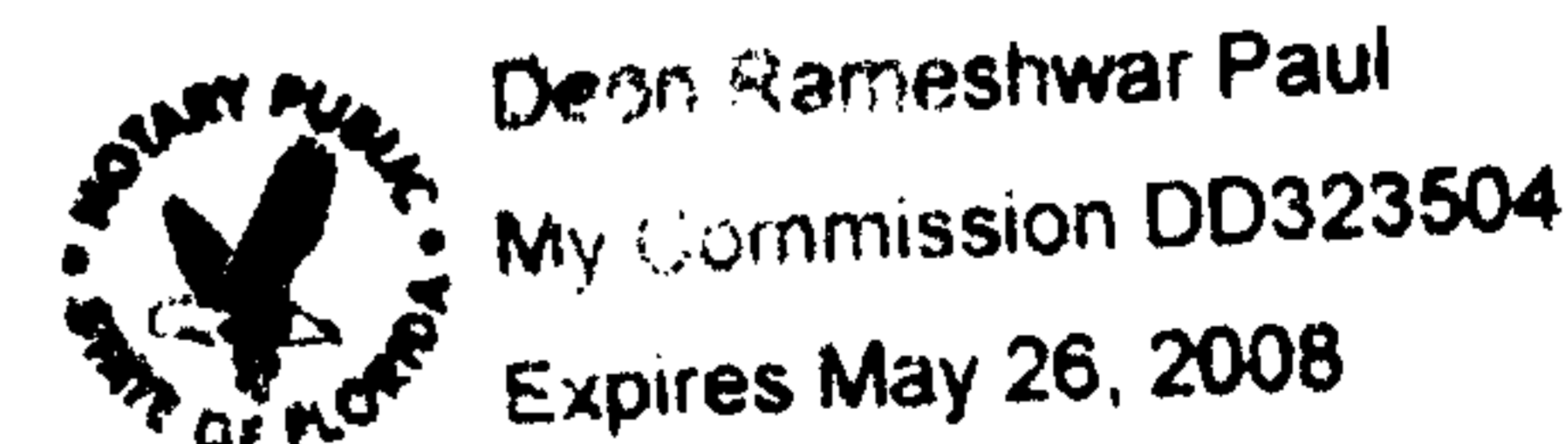
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara J. Darling, whose name as Senior Manager VA REO of Ocwen Federal Bank, FSB, pursuant to a delegation of authority contained in 38 C.F.R. §36.4342(f) and Secretary of Veterans Affairs, an Officer of the United States of America, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 13th day of May, 2005.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2005-000259



Shelby County, AL 05/17/2005
State of Alabama

Deed Tax: \$75.50