

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

Send Tax Notice to:
Bama W. Shewmake

635 PARKSIDE CIR
HELLEN AL 35080

SPECIAL WARRANTY DEED

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand nine hundred fifty and 00/100 Dollars (\$118,950.00) to the undersigned Grantor, The Secretary of Veterans Affairs an officer of the United States of American, its successors and assigns (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Bama W. Shewmake, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, According to the survey of Parkside, a residential townhome development, as recorded in Map Book 22, Page 133 in the Probate Office of Shelby County, Alabama; being situate in 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 which may have been obtained in connection with this transaction.
3. Ad valorem Taxes for the tax year 2005 and subsequent years, which Grantee herein assumes and agrees to pay.
4. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
5. Restrictions, covenants and conditions as set out in instruments(s) recorded in Inst.# 1997-25047.
6. Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 96, Page 274; Deed Book 118, Page 585 and Deed Book 163, Page 422.
7. Drainage Easement as shown by instrument recorded in Inst. #1992-1399.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20041115000624950, in the Probate Office of Shelby County, Alabama.

\$93,950.00 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 08/26/2005
State of Alabama

Deed Tax: \$25.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of August, 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.



The Secretary of Veterans Affairs an officer of the United States of American, its successors and assigns By Ocwen Loan Servicing, LLC 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

Senior Manager, VA REO

of Ocwen Loan

Servicing, LLC, pursuant to a delegation of authority contained in 38 C.F.R. §36.4342(f) and The Secretary of Veterans Affairs an officer of the United States of American, its successors and assigns, 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 16 day of August, 2005

Valerie Braxton

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



Valerie Braxton

My Commission DD318917

Expires May 12, 2008

2005-001176

HOLLIMAN & SHOCKLEY
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