



20070314000114530 1/2 \$129.00
Shelby Cnty Judge of Probate, AL
03/14/2007 10:12:59AM FILED/CERT

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

Send Tax Notice to:
Robert Sharp, Jr.
Amanda Sharp
3050 Hwy 10 West
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifteen thousand and 00/100 Dollars (\$115,000.00) to the undersigned Grantor, The Secretary of Veterans Affairs, an Officer of the United States of America, a corporation, (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 Robert Sharp, Jr., and Amanda Sharp, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being also a part of property recorded in Deed Book 302, Page 89, more particularly described as follows:

Beginning at the Southeast corner of said 1/4 - 1/4 section; thence run North along the East line of said 1/4 - 1/4 Section 978.00 feet to a point 331.20 feet South of the Northeast corner of said 1/4 - 1/4 Section; thence turn 91 degrees 51 minutes to the left and run West 498.03 feet to a point; said point being the true point of beginning; thence turn 90 degrees 00 minutes left and run South 301.00 feet to a point; thence turn 90 degrees 00 minutes right and run West 312.33 feet to a point on the Northeast right-of-way line of Shelby County Road No. 10; thence turn right and run Northwesterly along said right-of-way on a curve to the right, a radius of 675.74 feet, for an arc length of 339.24 feet to a point of tangent; thence run Northwesterly along R.O.W. 21.70 feet; thence turn 109 degrees 22 minutes right and run East 510.00 feet to the point of beginning.

Robert Sharp, Jr. and Amanda Sharp are a married couple.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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 No.20060322000134950 , in the Probate Office of Shelby County, Alabama.

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 6th day of February, 2007.



The Secretary of Veterans Affairs, an Officer of the United States of America

by,
Its

RENEE HENSLEY
Regional Sales Manager

STATE OF FLORIDA


COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renee Hensley, whose name as Regional Sales Manager of The 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 6th day of February, 2007.

Jewett Simpson
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-000280

NOTARY PUBLIC-STATE OF FLORIDA
 Jewett Simpson
Commission # DD454732
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Shelby County, AL 03/14/2007
State of Alabama

Deed Tax: \$115.00