2nd

20070320000126050 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/20/2007 10:12:45AM FILED/CERT

VA Form 26-6400-Revised May 1980
Use optional Section 1810, Title 38 U.S.C.

ALABAMA

THE STATE OF ALABAMA)
SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS:

That SunTrust Mortgage, Inc., organized and existing under the laws of the State of ____ Virginia ____, whose principal place of business is located at 1001 Semmes Avenue, 4th Floor Richmond 23224 VA, 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, formerly known as Administrator of Veterans Affairs, whose address is Department of Veterans Affairs, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called Grantee, and his 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 1, Block 4, according to the survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21 in the Probate Office of Shelby County, Alabama.

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/her 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, the said Grantor has caused these presents to be signed by its Vice President Default Manager, and attested by its _____ Vice President ____, both thereunto duly authorized, and its corporate seal to be affixed all on this the 2nd day of March, 2007.

[CORPORATE SEAL]

SunTrust Mortgage, Inc.

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Jackie W. Ballos
Jackie W. Ballos
Its _____ Vice President _____

BY: _____
John P. Will
Its ___ Vice President Default Manager ____

THE STATE OF _____ Virginia _____, _____ Richmond _____ CITY.

I, a Notary Public in and for said State and City, do hereby certify that and _____ John P. Will _____, whose names as __Vice President Default Manager____ and ____ Jackie W. Ballos as Vice President _____ of SunTrust Mortgage, Inc., 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 the 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 2nd day of March, 2007.

Margaret E. Giron
Margaret E. Giron
Notary Public in and for said State and County

My commission expires: 10-31-2007

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172
Darryl and Barbara Swindle
Loan #0105252068