



20070330000145750 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/30/2007 03:24:41PM 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:
Heather M. Mays

124 FRANCES LANE
HELENA AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand five hundred and 00/100 Dollars (\$126,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Heather M. Mays, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Resurvey of Village Parrish, as recorded in Map Book 24, Page 75, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Covenants, conditions, easements, restrictions and reservation of mining and mineral rights as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
4. Such state of facts as shown on subdivision plat recorded in Map Book 24, Page 75, Probate Records of Shelby County, Alabama.
5. Restrictions regarding the subject property, which appear of record in the Probate records of Shelby County, Alabama, including but not limited to those recorded in Instrument #1997-36872 and amended in Instrument #1998-27565.
6. Reservations recorded in Deed Book 246, Page 97, Probate Records of Shelby County, Alabama.
7. Mineral and mining rights excepted in Deed Book 119, Page 240 and in Instrument #1997-23296, Probate Records of Shelby County, Alabama.
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 No. , in the Probate Office of Shelby County, Alabama.

\$ 101,200.⁰⁰
25,300.⁰⁰ 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of March, 2007.



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

by, MICHAEL MORELAND
Its Director, 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 Michael Moreland, whose name as MICHAEL MORELAND 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 15th day of March, 2007.

Jewett Simpson
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

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

2007-000611