

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to: Jeremy G. Wood

120 Village Lane Pelham AL 35124

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

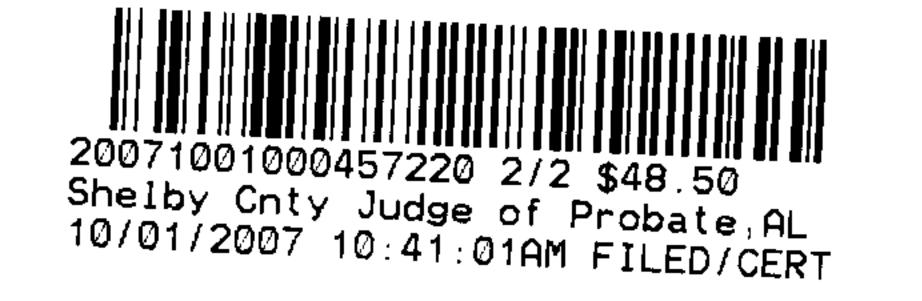
SHELBY COUNTY

That in consideration of One hundred seventy-two thousand and 00/100 Dollars (\$172,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeremy G. Wood, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of High Ridge Village, Phase 1, as recorded in Map Book 27, Page 140, in the Probate Office of 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.
- Transmission line permit to Alabama Power Company as recorded in Book 102 Page 202; Book 108, Page 337; Book 102, Page 200; Book 187, Page 53 and Book 187, Page 61.
- Declaration of Covenants, Conditions and Restrictions for High Ridge Village, a residential subdivision, recorded in Instrument Number 2001-40042.
- Mineral and Mining rights and rights incedent thereto recorded in Book 93, Page 861; Book 258, Page 811; Book 275, Page 41; Book 291, Page 887; Book 116, Page 797; Book 119, Page 83; Book 224, Page 517; Book 245, Page 600; Book 245, Page 602 and Book 245, Page 604.
- 6. 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. 20060605000262900, in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF,  day of September,		r, has hereto set its sign	nature and seal, this the	
SEAL SEAL MANAGEMENT OF SEAL MAN	States-	ecretary of Veterans Arof America  RENEE HENSUE Regional Sales Manag	ffairs, an Officer of the	United
STATE OF Florida				
COUNTY OFOrlando				
I, the undersigned, a Notary RENEE HENSLEY	, whose nar	ne as	of The	e
Regio Secretary of Veterans Affai signed to the foregoing conday that, being informed of authority, executed the same	veyance, and whe the contents of t	to is known to me, ack the conveyance, he/she	nowledged before me of as such officer and wi	n this
Given under my hand and o	fficial seal, this	the day of Se	ptember, 2007.	
Pasqua Commis Expires	STATE OF FLORIDA ale V. Palazzolo sion # DD558208 MAY 30, 2010 NTIC BONDING CO., INC.	NOTARY PUBLIC My Commission expi AFFIX SEAL	ires:	
2007 002455				

2007-002455

does contract include exceptions to be included in deed? If so, revise exceptions clause.

HOLLIMAN 8 SHOCKLEY

ATTORNEYS AT LAW

PART PELMAN PARKYON

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