

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.
3. 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.
4. Declaration of Covenants, Conditions and Restrictions for High Ridge Village, a residential subdivision, recorded in Instrument Number 2001-40042.
5. 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.

\$ 137,600.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. ~~\$34,400.00 was paid from a second mortgage recorded 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 18 day of September, 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 Orlando

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 18 day of September, 2007.

NOTARY PUBLIC-STATE OF FLORIDA
 Pasquale V. Palazzolo
Commission # DD558208
Expires: MAY 30, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-002455

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

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 36064