

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

Send Tax Notice to:
Wendell Pless
Deborah Pless

299 FRAN DRIVE
ALABASTER AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred one thousand and 00/100 Dollars (\$101,000.00) 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 Wendell Pless, and Deborah Pless, (herein referred to as Grantees), the following described real estate situated in Shelby County, 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.

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. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 285 Page 366.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 285 Page 820.
5. Restrictions in Book 9, Page 278 and Book 8, Page 555.
6. Agreement with Alabama Power Company in Book 8, Page 772.
7. 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. 20070320000126040, in the Probate Office of Shelby County, Alabama.

\$ 80,800⁰⁰ and 15,150⁰⁰ 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
23d day of August, 2007.



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

by,
Its


MICHAEL MORELAND
Director, VA REO

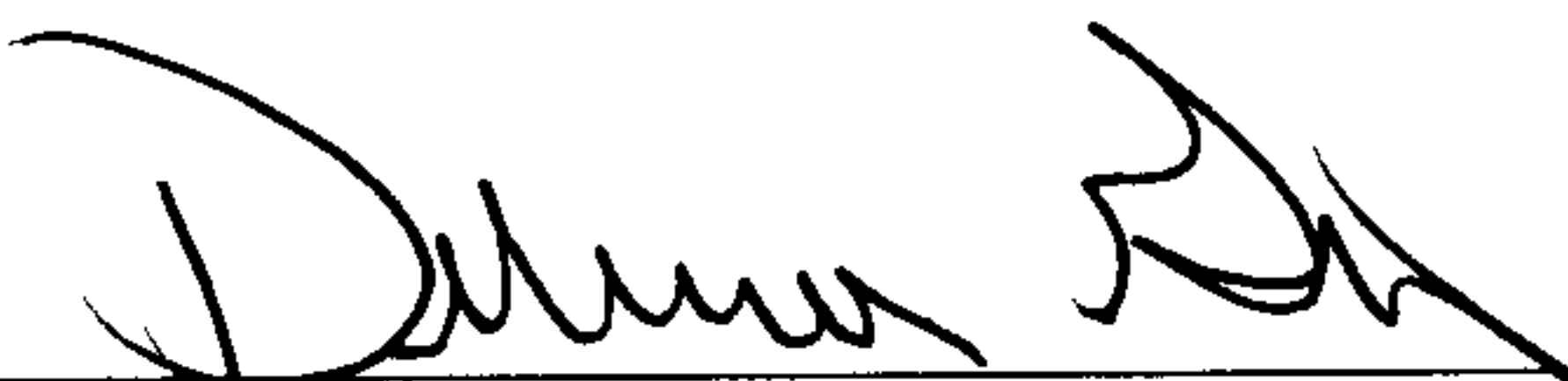
STATE OF Florida

COUNTY OF Orange

MICHAEL MORELAND
Director, VA REO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Michael Moreland, whose name as Director 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 23 day of August, 2007.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-001676

Shelby County, AL 10/11/2007
State of Alabama

Deed Tax: \$5.50

