

VA CASE NO. 22-22-6-0548033  
NATIONAL CITY MORTGAGE, INC. F/K/A NATIONAL CITY MORTGAGE  
CO. LOAN NO. 0001539113

MORTGAGOR(S): KENNETH E. SCOTT AND JULIA E. SCOTT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That National City Real Estate Services LLC, s/b/m to National City Mortgage, Inc. f/k/a National City Mortgage Co., a corporation organized and existing under the laws of the State of Ohio whose principal place of business is 3232 Newmark Drive Miamisburg, OH. 45342, 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, whose address is 345 Perryhill Road, Montgomery, AL 36109, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property, situated in the County of Shelby, State of Alabama, to-wit:

Lot 15, Block 4, according to the survey of Bermuda Hills Second Sector Second Addition, as recorded in Map Book 9, page 29, 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 advalorem 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 judgments, 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 **National City Real Estate Services LLC, s/b/m to National City Mortgage, Inc. f/k/a National City Mortgage Co.** by Anita M. Holbrook its Vice President (insert title) who is authorized to execute this conveyance, has hereto set his/her signature and seal, this 8 day of January, 2007  
2008

Attesting Official:

**National City Real Estate Services  
LLC, s/b/m to National City  
Mortgage, Inc. f/k/a National City  
Mortgage Co.**

Signature: [Signature]

Signature: Anita M. Holbrook

By: Laura Cauper, Authorized Signer

By: Anita M. Holbrook, Vice President

Title of Employee Attesting Authorized signer

Its:

Mendy Munday

Mendy Munday, Authorized signer

ATTEST (Affix Corporate Seal)

STATE OF Ohio

COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anita M. Holbrook, (signing party) and Laura Cauper, (attesting party) whose names as Vice President, (insert title) and Authorized Signer, (insert title) respectively, of **National City Real Estate Services LLC, s/b/m to National City Mortgage, Inc. f/k/a National City Mortgage Co.** 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 said conveyance, they, as such officers and with full

authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 8 day of January,  
~~2007~~  
2008

MY COMMISSION EXPIRES:

L. L. S. L.

This instrument prepared by:  
Cynthia W. Williams  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P.O. Box 55727  
Birmingham, AL 35255-5727



Notary Public  
TERESA L. SLAVEN, Notary Public  
In and for the State of Ohio  
My Commission Expires Jan. 29, 2009