

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

Send Tax Notice to:
Armando P. Mendoza

128 Winter Haven Drive
Alabaster, AL 35007

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 five thousand sixty-five and 00/100 Dollars (\$105,065.00) to the undersigned, 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 Armando P. Mendoza, (herein referred to as Grantee), the following described real estate situated in Shelby County, 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.


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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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.

\$ **103,696.00** 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.


20080821000336210 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
08/21/2008 08:41:56AM FILED/CERT

Shelby County, AL 08/21/2008
State of Alabama

Deed Tax: \$1.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of August, 2008.



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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL MORELAND**, whose name as Director, VA REO 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 5th day of August, 2008.

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

Jewett Simpson
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003176