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.

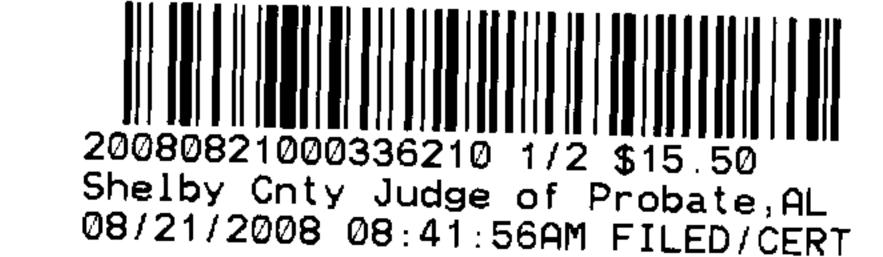
## Subject to:

- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 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.

\$\frac{103,696.00}{\text{closed simultaneously herewith.}}\$ of the above consideration was paid from the proceeds of a mortgage loan

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 day of August, 2008.

OR SEAL TO SEA	The Secretary of Veterans Affairs, an Officer of the United States of America  By:  MORELAND  Its  Director, VA REO
STATE OF FLORIDA	
COUNTY OF CKHNGE	
Secretary of Veterans Affairs, an Off signed to the foregoing conveyance, day that, being informed of the conte	and for said County, in said State, hereby certify that ose name as <u>OFCOOL</u> of The icer of the United States of America, a corporation, is and who is known to me, acknowledged before me on this ints of the conveyance, he/she, as such officer and with full rily for and as the act of said corporation.
Given under my hand and official sea	al, this the fay of August, 2008.
NOTARY PUBLIC-STATE OF FLOW  Jewett Simpso  Commission # DD454  Expires: JULY 25, 2  Bonded Thru Atlantic Bonding Co.	m My Commission expires: AFFIX SEAL

2008-003176