

20081027000418040 1/2 \$224.00
Shelby Cnty Judge of Probate, AL
10/27/2008 12:38:17PM FILED/CERT

Shelby County, AL 10/27/2008
State of Alabama

Deed Tax: \$210.00

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

Send Tax Notice to:
Gregory A. Lang

174 Magnolia Ridge Circle
Chelsea, AL 35043

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 Two hundred nine thousand nine hundred one and 00/100 Dollars (\$209,901.00) to the undersigned Grantor, The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and his/her assigns as their interest may appear (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 Gregory A. Lang, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 428, according to the Map and Survey of Windstone IV Subdivision, as recorded in Map Book 27, Page 55. Shelby County, Alabama Records.

This conveyance is made subject to the following:

1. Defects, liens, encumbrances, adverse claims or other matters, which would be revealed by a properly performed search of the real property records of the county in which the property is located.
2. Any item disclosed on that certain policy of title insurance which may have been obtained in connection with this transaction.
3. Ad valorem Taxes for the current tax year, which Grantee herein assumes and agrees to pay.
4. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
5. 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.

\$ 188,910.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd day of October, 2008.

Pursuant to provisions of 38 U.S.C. 3720(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and his/her assigns as their interest may appear By Countrywide Home Loans, Inc. Pursuant to a delegation of authority contained in 38 C.F.R. §36.4342 (f)

By: Fadarryl Lundy
Its: Fadarryl Lundy, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fadarryl Lundy, whose name as Assistant Secretary of Countrywide Home Loans, Inc. , pursuant to a delegation of authority contained in 38 C.F.R. §36.4342(f) and The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and his/her assigns as their interest may appear, 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 22nd day of October, 2008

Bobbi Laughlin
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-004256

