

VA CASE NO. 22-22-6-0577984

NATIONAL CITY MORTGAGE LOAN NO. 0005421095

MORTGAGOR(S): JERRY HENDERSON AND LISA Y. HENDERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **National City Mortgage a division of National City Bank**, a corporation organized and existing under the laws of the State of OH 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 204, according to the Final Plat Forest Rigde Phase 2, as recorded in Map Book 32, Page 62, 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 Mortgage a division of National City Bank by Michael D Ferguson its AVP (insert title) who is authorized to execute this



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Shelby Cnty Judge of Probate, AL
11/05/2008 11:17:52AM FILED/CERT

conveyance, has hereto set his/her signature and seal, this 16 day of September, 2008.

Attesting Official:

National City Mortgage a division of
National City Bank

Signature: [Signature]

Signature: [Signature]

By: Laura Cauper (print or type)

By: Michael D. Ferguson (print or type)

Title of Employee Attesting Authorized Signer Asst. Vice President

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 Michael D. Ferguson (signing party) and Laura Cauper, (attesting party) whose names as Asst. Vice Pres (insert title) and Authorized Signer (insert title) respectively, of National City Mortgage a division of National City Bank 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 16 day of September, 2008.

MY COMMISSION EXPIRES:

[Signature]
Notary Public

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



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