

02/13/2009 11:01:10AM FILED/CERT

VA CASE NO. 22-22-6-0534576 PHH MORTGAGE CORPORATION

LOAN NO. 10923886

MORTGAGOR(S): RICHARD N. GUY AND KRISTIE LYNN GUY

STATE OF ALABAMA) **COUNTY OF SHELBY)**

SPECIAL WARRANTY DEED

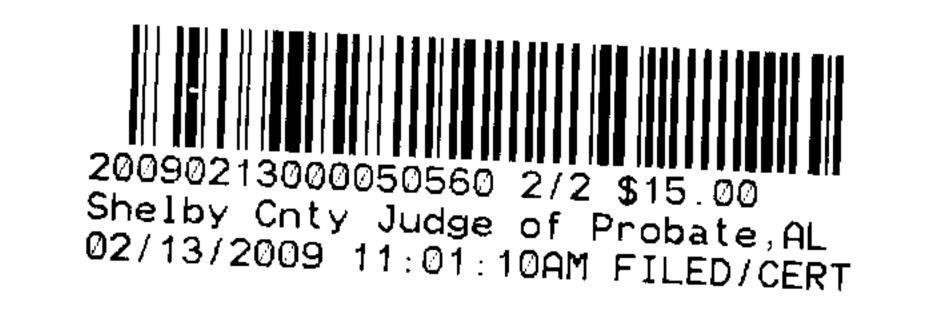
KNOW ALL MEN BY THESE PRESENTS: That PHH Mortgage Corporation, a corporation organized and existing under the laws of the State of New Jersey whose principal place of business is 4001 Leadenhall Road Mt. Laurel, NJ 08054, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars (\$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 3, Block 2, according to the map of Meadow Green, as recorded in Map Book 6, Page 59, 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 PHH Mortgage Corporation by ###################################	
signature and seal, this 6 day of January	<u>~</u>
Attesting Official:	PHH Mortgage Corporation
$\frac{1}{1} = \frac{1}{1} = \frac{1}$	
Signature () () () () () () () () () (Signature:
By: Clein (MOX (print or type)	By: Atton to Collene (print or type)
Title of Employee Attesting AW	Its: Av
ATTEST (Affix Corporate Seal)	
STATE OF	
COUNTY OF	
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify	
that HOMO (Oftend, (signing party) and L	(attesting party) whose , (insert title) respectively,
names as, (insert title) and, (insert title) respectively, of PHH Mortgage Corporation 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, exec	·
said corporation, acting in its capacity as aforesaid Given under my hand and official seal, this the	6 day of/ January . 2008.
	2009
MY COMMISSION EXPIRES: //2///	
101 1 COMMISSION EXTINCES. 7/1/	Notary Public
This instrument prepared by:	
Cynthia W. Williams Sirote & Permutt, P.C.	And the same of th
2311 Highland Avenue South	Matinew Alian Banaszewski NOTARY PUBLIC - MINNESOTA
P.O. Box 55727	MY COMMISSION EXPIRES JAN. 31, 2011
Birmingham, AL 35255-5727	The second secon