



20090520000189110 1/3 \$118.50
Shelby Cnty Judge of Probate, AL
05/20/2009 08:38:25 AM FILED/CERT

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Countrywide
c/o Richmond Title Services
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #3016679

Special Warranty Deed

THE STATE OF ALABAMA

SHELBY COUNTY

One Hundred One Thousand, Five

Know All Men by These Presents: That for and in consideration of the sum of \Hundred and NO/100 (\$101,500.00) in hand paid to the undersigned the receipt whereof is hereby acknowledged, the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington DC 20420, hereinafter referred to as "Grantor", does hereby grant, bargain, sell and convey unto the said to James Rawls, a married man, hereinafter called "Grantee", all its right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE MAP OF SOUTHERN HILLS, SECTOR 2, AS RECORDED IN MAP BOOK 14, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

To have and to hold the said Grantee forever.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, subject to all matters of record, visible and apparent easements, and applicable laws and zoning ordinances.

Notwithstanding any other provision of this Deed, Grantee agrees that based upon Grantee's independent evaluation of the Property, Grantee is purchasing the Property strictly on an "AS IS, WHERE IS" basis, "WITH ANY AND ALL FAULTS." GRANTOR MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR



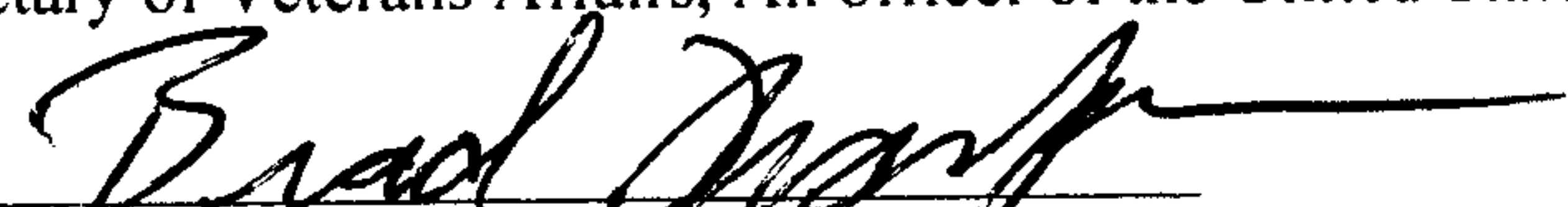
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IMPLIED, NOR IS ANY EMPLOYEE OR AGENT OF GRANTOR AUTHORIZED TO MAKE ANY REPRESENTATION OR WARRANTY AS TO THE QUALITY OR CONDITION OF THE PROPERTY, MERCHANTABILITY, PHYSICAL CONDITION, OPERATION, ABSENCE OF LATENT DEFECTS, COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY, AND THE ENVIRONMENT), OF THE SUITABILITY OR FITNESS OF THE PROPERTY FOR ANY USE WHATSOEVER, KNOWN OR UNKNOWN TO GRANTOR, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. IN NO EVENT SHALL GRANTOR BE RESPONSIBLE OR LIABLE FOR DEFECTS OR FAULTS, IF ANY, IN THE PROPERTY, OR FOR REMEDYING OR REPAIRING THE SAME INCLUDING, WITHOUT LIMITATION, DEFECTS RELATED TO ASBESTOS OR ASBESTOS CONTAINING MATERIALS, UNDERGROUND STORAGE TANKS OR HAZARDOUS OR TOXIC MATERIALS, CHEMICALS OR WASTE. BY ACCEPTING THIS DEED, GRANTEE WARRANTS THAT GRANTEE HAS FULLY INSPECTED THE PROPERTY AND IS FULL SATISFIED WITH SAME IN ALL RESPECTS "AS-IS, WHERE IS, WITH ANY AND ALL FAULTS" TO THE EXTENT APPLICABLE AND PERMITTED BY LAW (AND WITHOUT ADMITTING SUCH APPLICABILITY).

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.

Given under his hand and seal, this 13th day of May, 2009

Secretary of Veterans Affairs, An officer of the United States of America

By: 
Its: Brad Thompson, Assistant Secretary

Countrywide pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f)



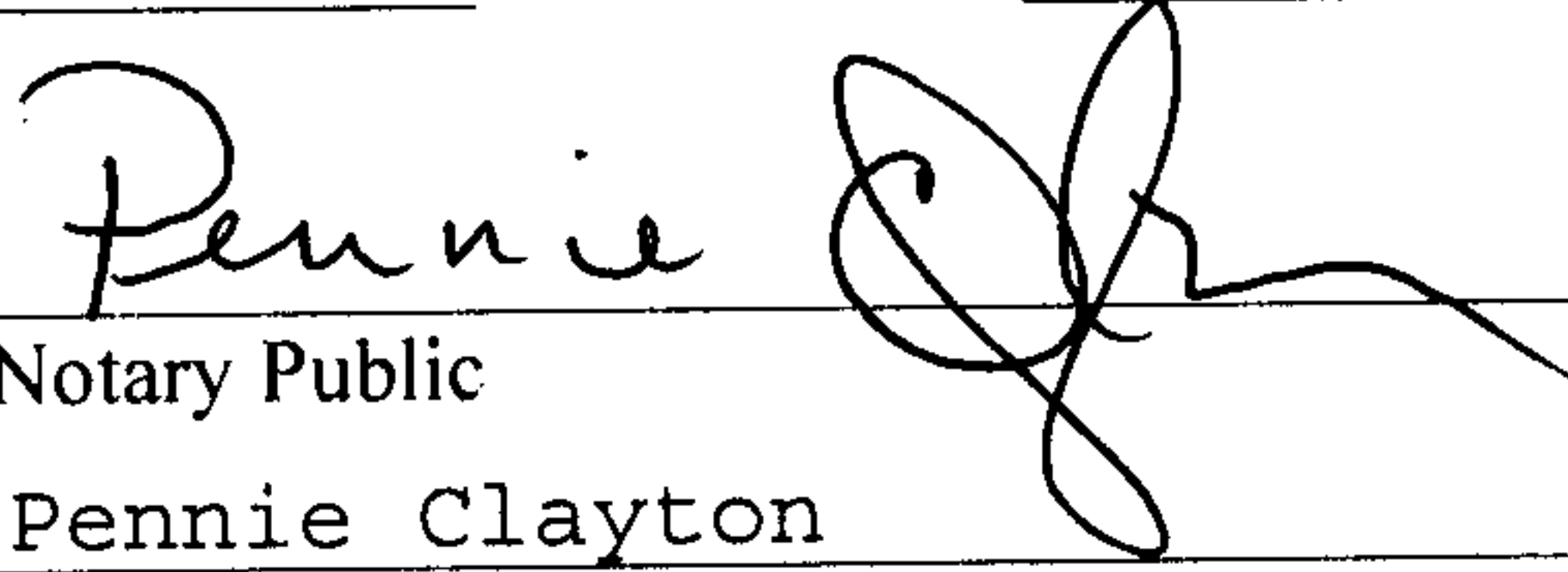
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STATE OF ALABAMA

COUNTY OF COLLIN

On this date, before me personally appeared Brad Thompson, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veteran Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 13th day of May, 2009.



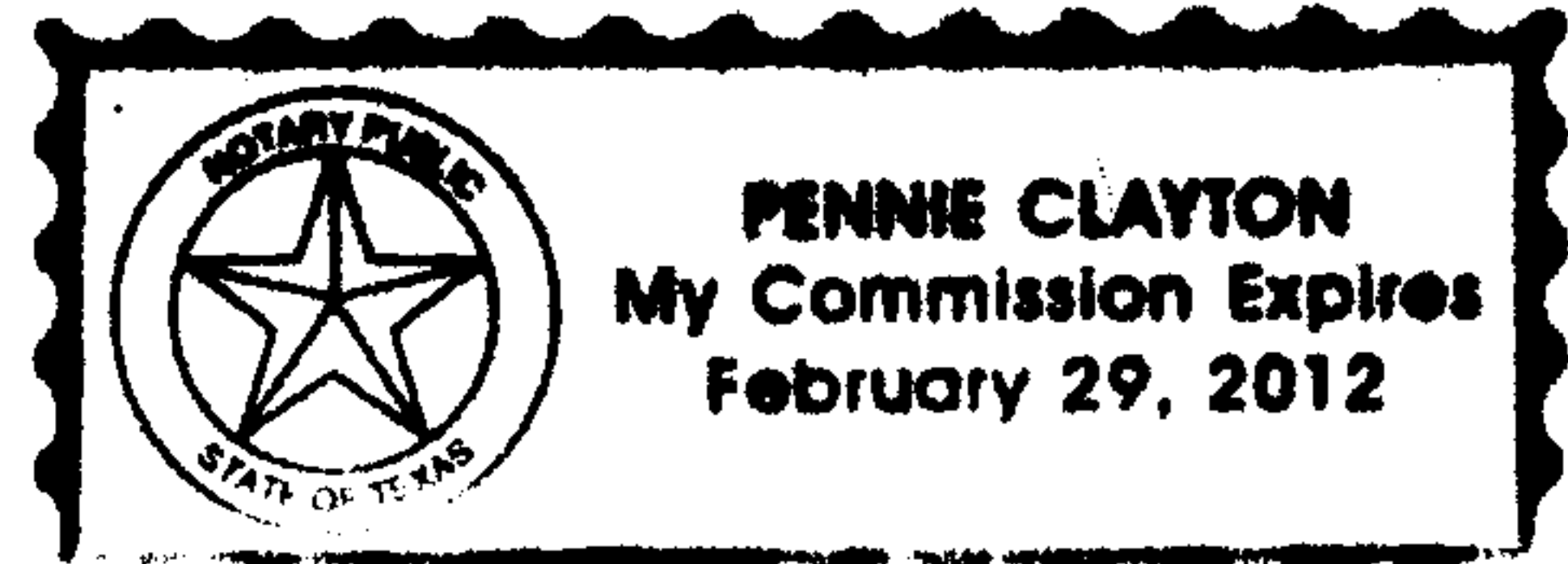
Notary Public

Pennie Clayton
Printed Name

My Commission Number: _____

My Commission Expires: _____

(Notarial Seal)



Grantor's Name, Address, phone:

Grantee's Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

Shelby County, AL 05/20/2009
State of Alabama
Deed Tax : \$101.50