



20090903000340220 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/03/2009 09:24:04 AM FILED/CERT

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

Send Tax Notice to:  
Joseph A. Watkins  
Jessica G. Watkins  
153 MAYFAIR LANE  
CALERA, ALABAMA 35040

### **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 six thousand and 00/100 Dollars (\$106,000.00) to the undersigned Grantor, The Secretary of Veterans Affairs, an Officer of the United States of America (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Joseph A. Watkins and Jessica G. Watkins, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 207A, according to the Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 Grantees 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. 20081028000419700, in the Probate Office of Shelby County, Alabama.

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.

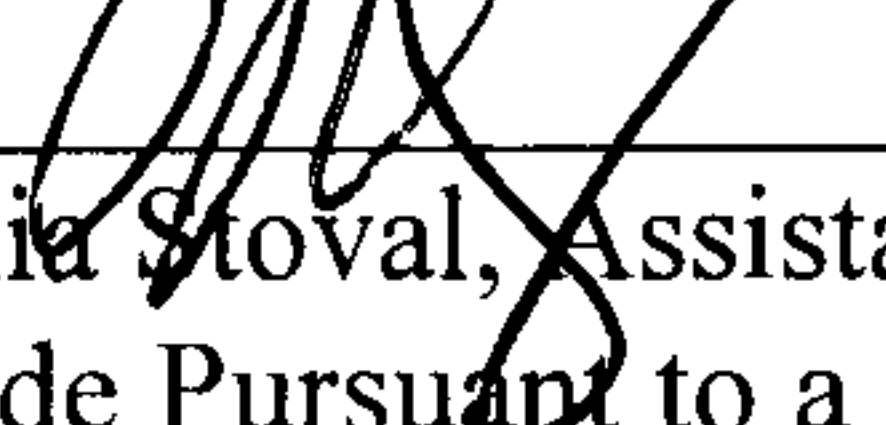
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

(\$108,163.00) of the above was provided from a first mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17<sup>th</sup> day of August, 2009.

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.

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

By:   
Its: Neo'Neshia Stoval, Assistant Secretary  
Countrywide Pursuant to a delegation of authority  
contained in 38 C.F.R. § 36.4342(f)

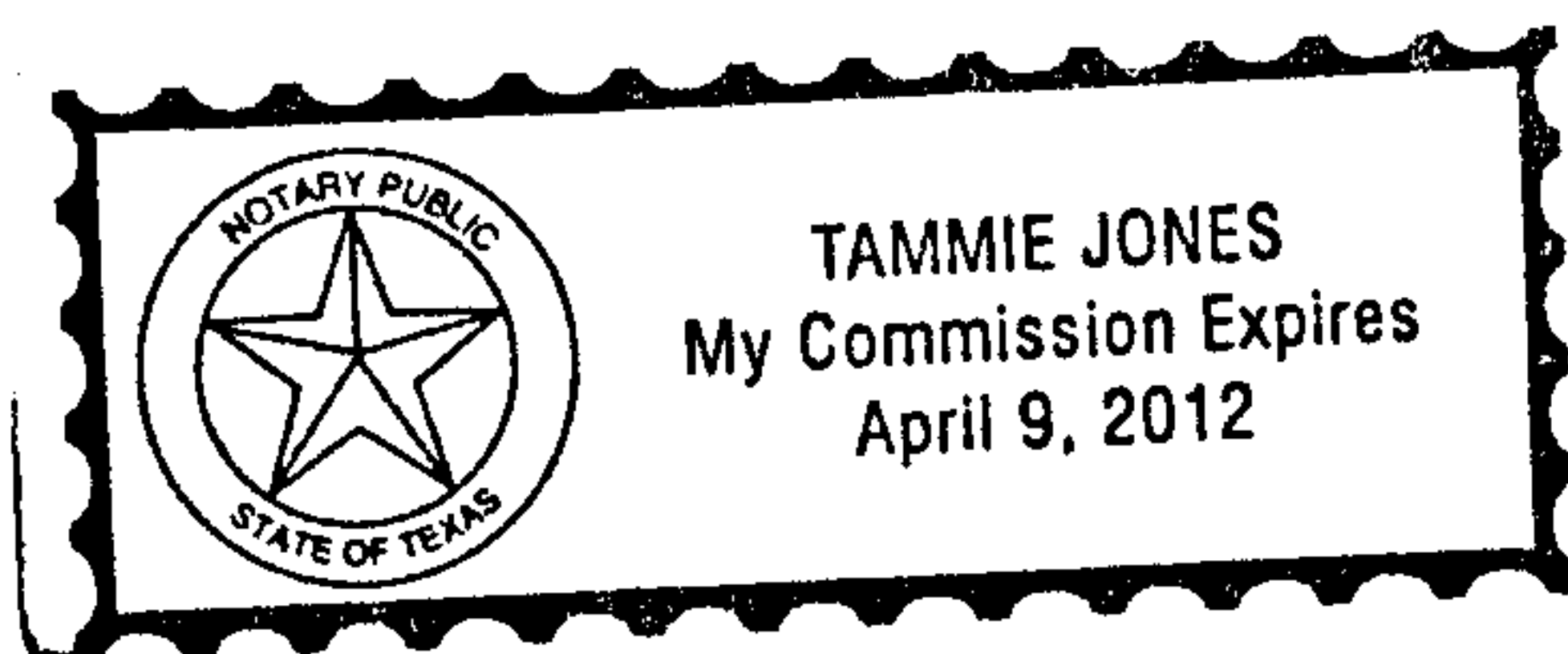
STATE OF Texas

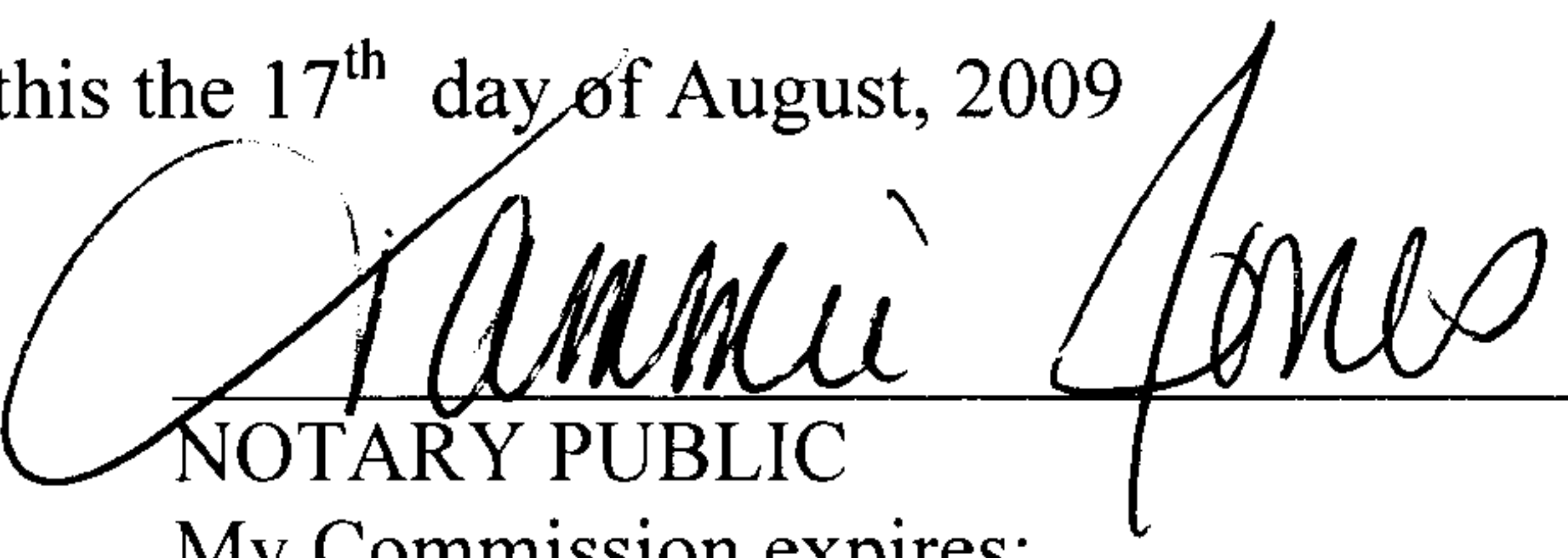
COUNTY OF Collin

On this date, before me personally appeared Neo'Neshia Stoval, Assistant Secretary ,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 Veterans 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 17<sup>th</sup> day August of 2009.

Given under my hand and official seal, this the 17<sup>th</sup> day of August, 2009



  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-002198