

3rd



20100202000031880 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/02/2010 10:57:33 AM FILED/CERT

Warranty Deed

VA Form 26-6400-Revised May 1980
Use optional Section 1810, Title 38 U.S.C.

ALABAMA

THE STATE OF ALABAMA)
SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS:

That BAC Home Loans Servicing, LP, organized and existing under the laws of the State of Alabama, whose principal place of business is located at 5401 North Beach St. Ft. Worth, TX 76137 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, formerly known as Administrator of Veterans Affairs, whose address is Department of Veterans Affairs, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called Grantee, and his successors in such office, as such, and his/her or their assigns, the following-described property, situated in the County of Shelby, Alabama, to wit:

LOT 451, ACCORDING TO THE MAP AND SURVEY OF WINDSTONE IV SUBDIVISION AS RECORDED IN MAP BOOK 27, PAGE 55, 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 ad valorem taxes not due or payable on the date hereof.

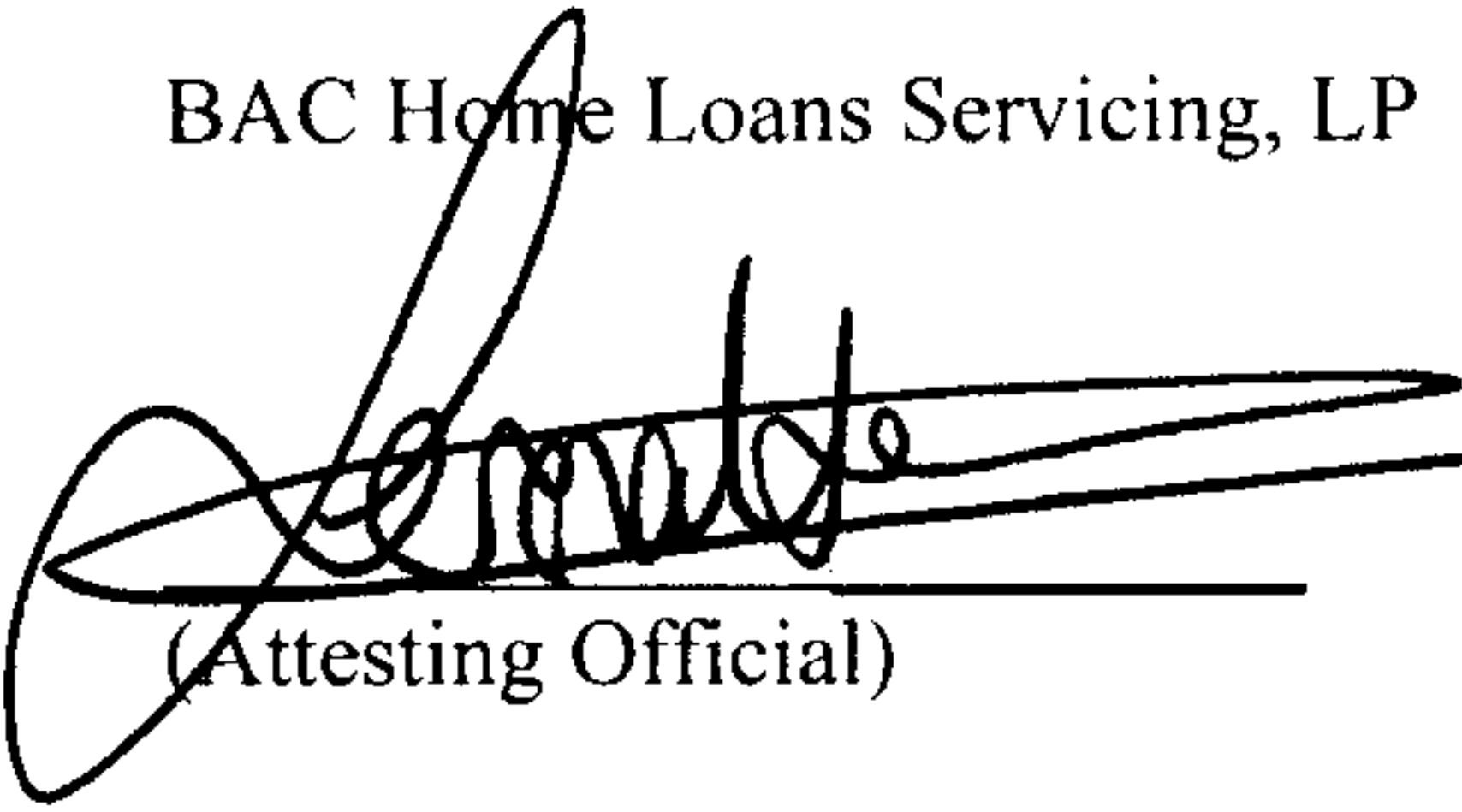
The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

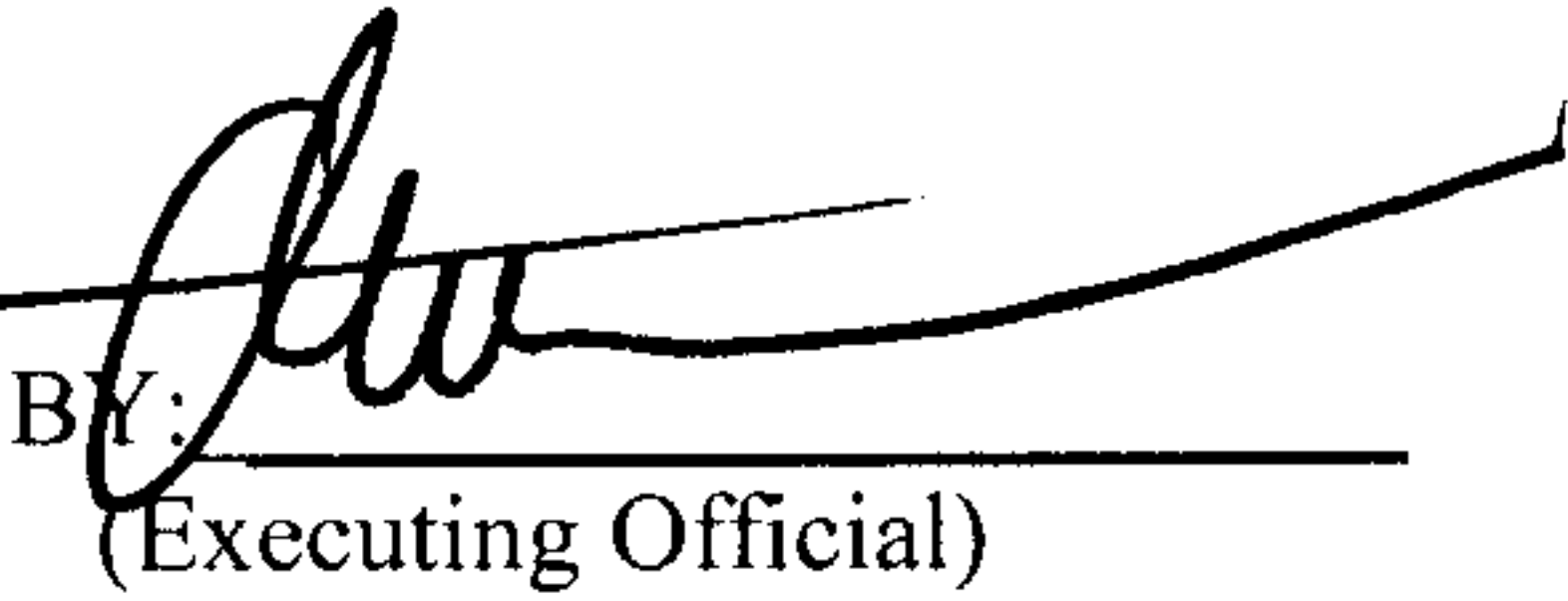
To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with 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 Grantor has caused these presents to be signed by its Vice President and attested by its Asst. Vice President, both thereunto duly authorized, and its corporate seal to be affixed all on this the 30th day of July 2009.

[CORPORATE SEAL]

BAC Home Loans Servicing, LP


(Attesting Official)

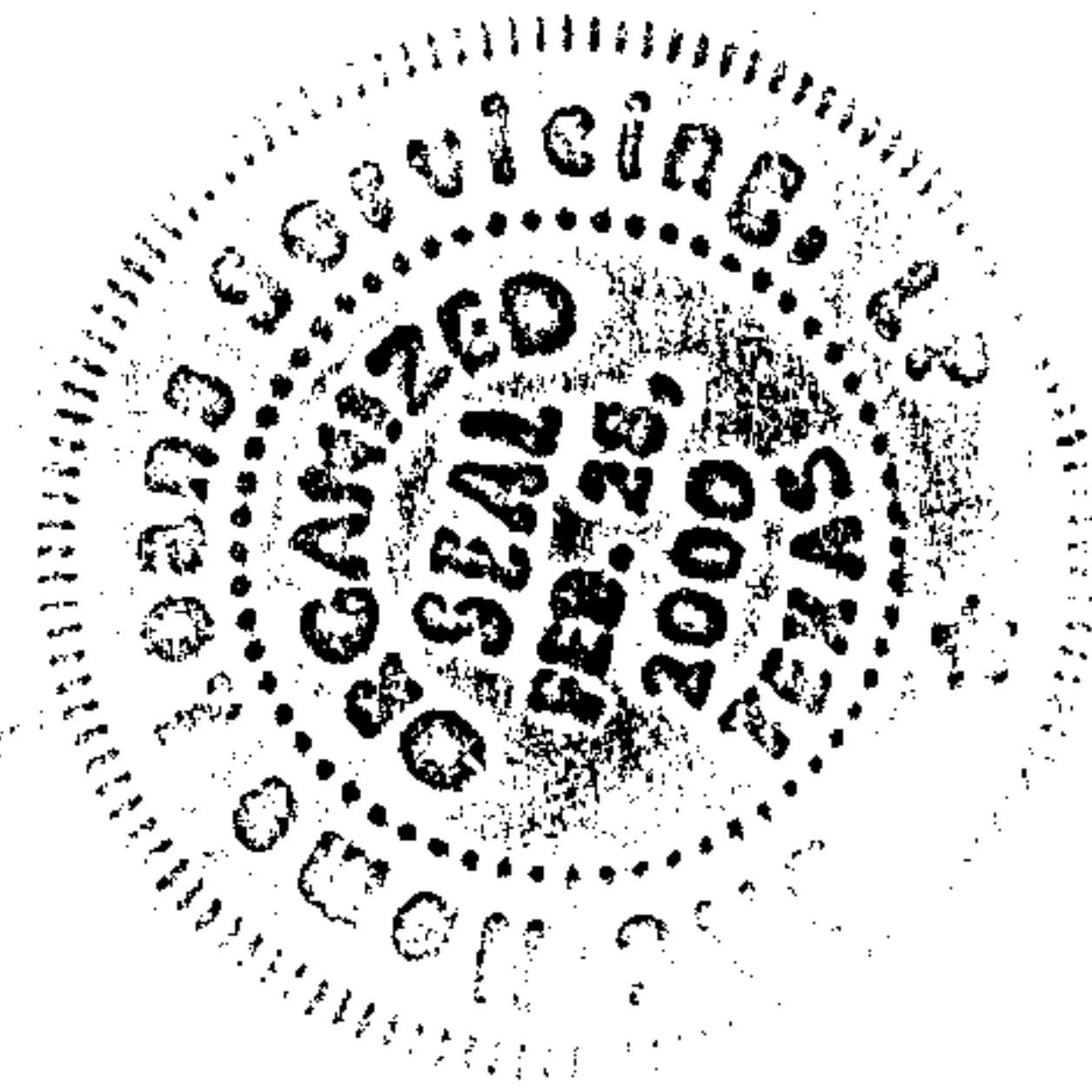
BY: 
(Executing Official)

Serena Harman, Asst. Vice President

Its _____

MICALL BACHMAN, VICE PRESIDENT

Its _____





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ACKNOWLEDGMENT

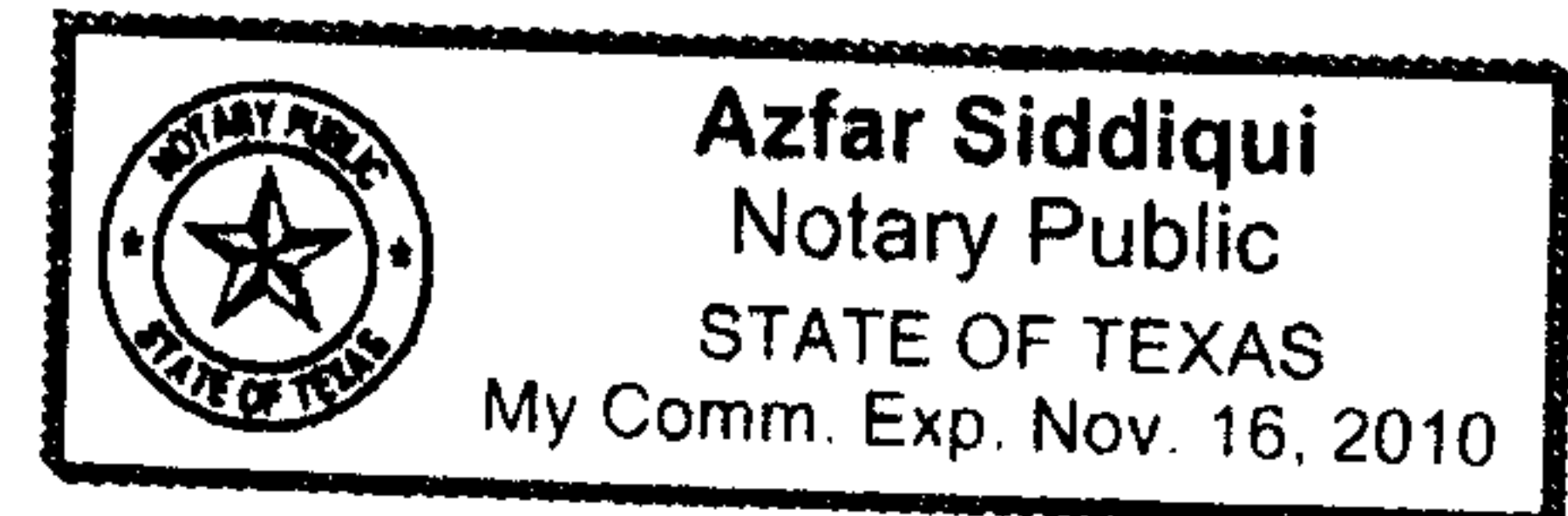
State of Texas

County of Collin

On 7/30/09 before me, Azfar Siddiqui, personally appeared Micall Bachman Serena Harman, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 11 Jan 2019

[illegible]

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
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Mobile, Alabama 36609
(251) 342-9172
William and Sandra Stinson