

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

Send Tax Notice to:  
Rufus L. Lawhorn

437 Cedar Grove Lane  
Maylene, AL 35114

**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 sixteen thousand five hundred fifty and 00/100 Dollars (\$116,550.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Rufus L. Lawhorn, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Cedar Grove at Sterling Gate, Sector 1, Phase 2, as recorded in Map Book 24, page 20, in the Probate Office of 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 Grantee 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. , in the Probate Office of Shelby County, Alabama.

\$ 139,051.86 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his/her heirs and assigns, forever.



20100222000051980 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/22/2010 12:49:18 PM FILED/CERT

\*2009-004162\* \*SWD\*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17<sup>th</sup> day of December, 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: *Sandra Colgrove*

Its: Sandra Colgrove, Assistant Secretary  
Countrywide Pursuant to a delegation of authority  
contained in 38 C.F.R. § 36.4342(f)

STATE OF Texas

COUNTY OF Collin

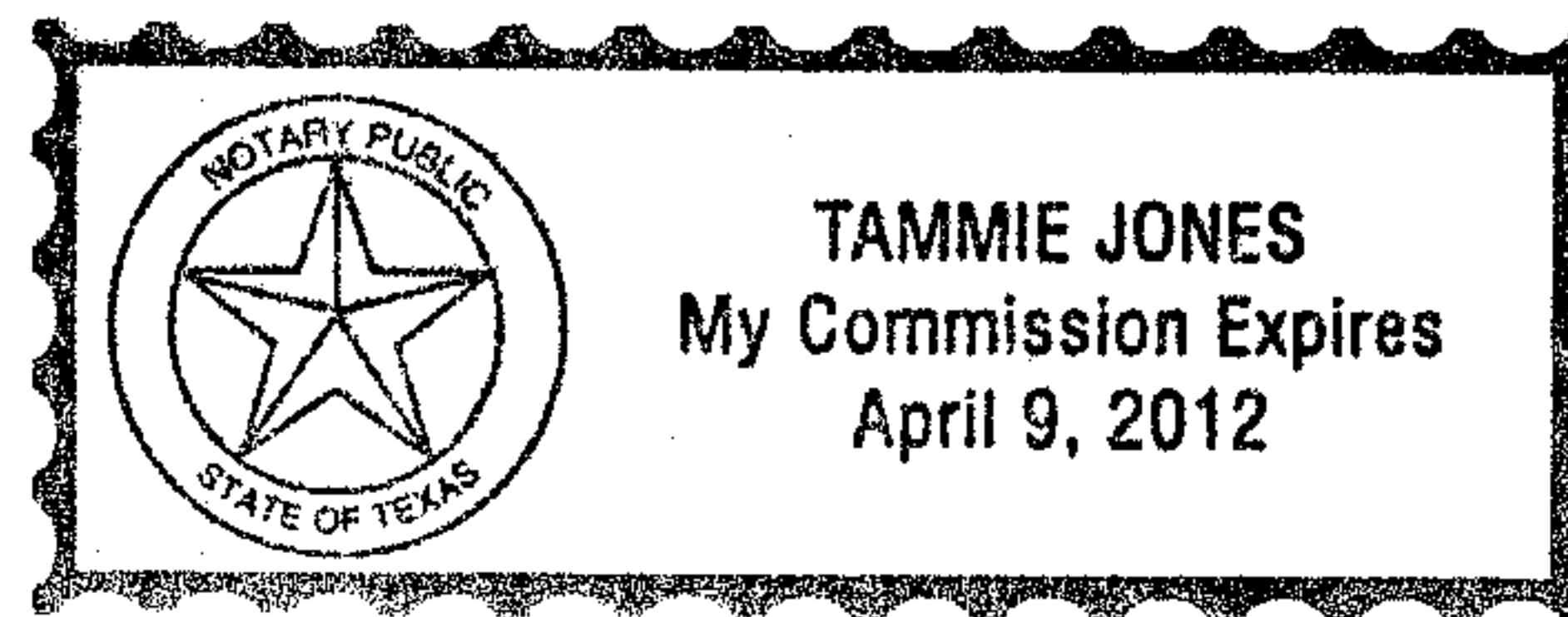
On this date, before me personally appeared Sandra Colgrove, Assistant Secretary, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed 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 of 2008.


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

*Tammie Jones*  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-004162



\*2009-004162\* \*SWD\*

  
20100222000051980 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/22/2010 12:49:18 PM FILED/CERT