Prepared by: John Rudd JOHNSON & FREEDMAN, LLC Attorneys and Counselors at Law 1587 Northeast Expressway Atlanta, GA 30329

THE STATE OF ALABAMA COUNTY OF SHELBY

FILE NO: 221.0929076AL PMR 4 CASE NO: 12 78, 435.70

VA CASE NO:

20100414000113460 1/2 \$15.00

Shelby Cnty Judge of Probate, AL

04/14/2010 11:50:39 AM FILED/CERT

SOURCE OF TITLE:

Instrument # 20040607000303080

## SPECIAL WARRANTY DEED

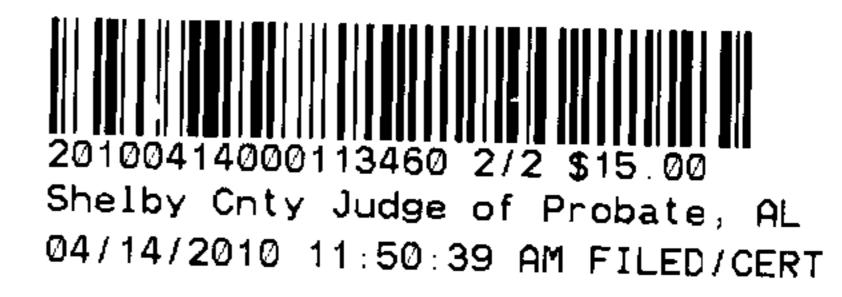
FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, SUNTRUST MORTGAGE INC, whose principal place of business is located at P O Box 27767, Richmond, VA 23261, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the SECRETARY OF VETERANS AFFAIRS, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 38, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, SECRETARY OF VETERANS AFFAIRS, its successors and/or assigns, forever.



IN WITNESS WHEREOF, SUNTRUST MORTGAGE INC, has gaused this conveyance to be executed in its name by its undersigned officer(s), this day of
10 be executed in its name by its undersigned officer(s), this day of
SUNTRUST MORTGAGE INC
ATTEST:  By: Sularize C. Leckett  Roxanne E. Lockett  TITLE: Vice President  By: July W. Ballos  TITLE: Vice President
(Corporate Seal)
THE STATE OF Virginia Richmond  I, the undersigned Notary Public in and for said State and County, do hereby certify that Roxanne E. Lockett and Jackie W. Ballos of SUNTRUST MORTGAGE INC, 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 this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.  Given under my hand this the day of Markette My Commission Expires: NOTARY PUBLIC MY COMMISSION Expires MY Co
T'WANDA ROCHE LOWERY  Notary Public  Commonwealth of Virginia  7295196  My Commission Expires Nov 30, 2013