

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



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Shelby Cnty Judge of Probate, AL  
04/14/2010 11:50:39 AM FILED/CERT

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THE STATE OF ALABAMA  
COUNTY OF SHELBY

FILE NO: 221.0929076AL  
VA CASE NO:

Pair  
Value 78,435.70

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 caused this conveyance to be executed in its name by its undersigned officer(s), this 10<sup>th</sup> day of January, 2010.

**SUNTRUST MORTGAGE INC**

ATTEST:

By: Roxanne E. Lockett  
Roxanne E. Lockett  
TITLE: Vice President

By: Jackie W. Ballos  
Jackie W. Ballos  
TITLE: Vice President

(Corporate Seal)

THE STATE OF Virginia  
COUNTY OF 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 10<sup>th</sup> day of January, 2010.

Mark K. [Signature]  
NOTARY PUBLIC  
My Commission Expires: November 30, 2013

