

NO 4/12

After Recording Return to:

WPC & ASSOCIATES LLC
PERIMETER PARK SOUTH
SUITE 325 NORTH
BIRMINGHAM, ALABAMA 35243
PH 205 870-0411 FAX 800 308 3365

20100414000114490 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
04/14/2010 02:45:57 PM FILED/CERT
Shelby County, AL 04/14/2010
State of Alabama
Deed Tax : \$90.00

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STATE OF ALABAMA
SHELBY COUNTY

Mail Tax Statements To:
Frederick L. Angst
2024 Bridgeland Dr
Hoover, AL 35244

Property Address:

128 Canyon Park Trail
Pelham, Alabama 35124

Tax ID: 13-6-13-2-005-001

SPECIAL WARRANTY DEED

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*

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS: on this 23 day of MARCH,
2010, that for and in consideration of NINETY THOUSAND
and 0 /100 (\$ 90,000.00) DOLLARS and other good and valuable
consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof
is acknowledged, that THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United
States of America, with a business address of Department of Veterans Affairs, Washington, DC
20420 (herein referred to as "GRANTOR"), does hereby grant bargain, sell and convey unto
FREDERICK L. ANGST, a single/married/unmarried man, residing at 2024 Bridgeland Dr.

HUVER, AL 35244, (herein referred to as "GRANTEE"), the following lot or parcel of land,
situated in Shelby County, Alabama, and being more particularly described as follows:

**LOT 1, ACCORDING TO THE SURVEY OF PARKVIEW TOWNHOMES, PLAT NO. 1
CORRECTED, AS RECORDED IN MAP BOOK 26, PAGE 92, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY WARRANTY
DEED RECORDED 10/30/2009, IN BOOK _____,
PAGE _____/INSTRUMENT NO. 20091102000409230, IN SHELBY COUNTY,
ALABAMA.**

PROPERTY ADDRESS: 128 Canyon Park Trail, Pelham, Alabama 35124

The legal description was obtained from a previously recorded instrument.

GRANTOR does for itself and for its respective successors and assigns, covenant with
the said GRANTEE, his heirs and assigns that it is lawfully seized in fee simple of said premises;
and that it has a good right to sell.

TO HAVE AND TO HOLD unto the said GRANTEE forever.

*This deed warrants title only against claims held by, through, or under the grantor, or
against encumbrances made or suffered by the grantor, and it cannot be held to warrant title
generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant
and forever defend the title to the property to the said Grantee against the lawful claims of all
persons claiming by, through or under the Grantor, but no further or otherwise.*

*This space intentionally left blank
Signature page follows*



20100414000114490 3/3 \$107.00
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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 23rd day of March, 2010.
 Signed, sealed and delivered in our presence:

Pennie Clayton
 First Witness

Pennie Clayton
 Print Name

Sandra Colgrove
 Second Witness

Sandra Colgrove
 Print Name

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: Cindy Ton

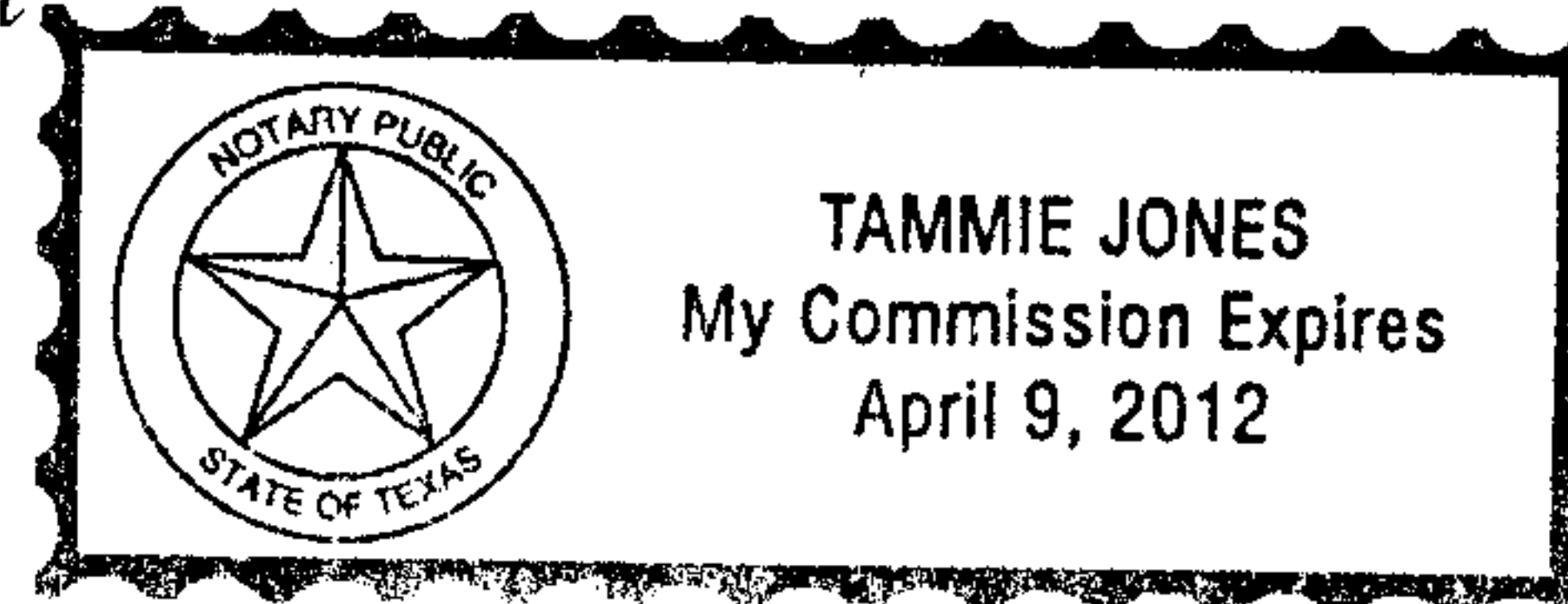
Cindy Ton, Assistant Secretary
 Printed Name and Title

Countrywide, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f)

STATE OF Texas, COUNTY OF Collin

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 23rd day of March, 2010, the undersigned authority, personally appeared Cindy Ton, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f) on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed of said Secretary.

Tammie Jones
 NOTARY PUBLIC
 My Commission Expires



This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, or other authority, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor.

Prepared under the supervision of:

Angelina M. Whittington, Esq.
 FL, AL, & MO Barred

By: Laws Specialty Group, Inc. 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300