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20100517000153810 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/17/2010 01:51:24 PM FILED/CERT

situated in Shelby County, Alabama, and being more particularly described as follows:

**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.
SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED
RECORDED _____, IN BOOK _____, PAGE _____/INSTRUMENT
NO. _____, IN SHELBY COUNTY, ALABAMA.
20100414000113450**

PROPERTY ADDRESS: 106 Cove Landing, Calera, AL 35040
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 GRANTEES, their 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 GRANTEES 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 Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

This Deed is subject to the one year statutory right of redemption.

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Signature page follows



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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 10th day
of May, 2010.

Signed, sealed and delivered in our presence:

Alecia Bryant
First Witness

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

Alecia Bryant
Print Name

By: [Signature]

Pennie Clayton
Second Witness

NeoNeshia Stoval Asst. Secretary
Printed Name and Title

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

Pennie Clayton
Print Name

STATE OF TEXAS, COUNTY OF COLLIN

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 10th day of
May, 2010, the undersigned authority, personally appeared NeoNeshia Stoval
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 Asst. Secretary 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.



STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

[Signature]
NOTARY PUBLIC
My Commission Expires

Deed Tax : \$2.00

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