\$82,478.00 of the consideration is paid by a Purchase Money Mortgage.

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She	elby	Cnty	Judg	ge of	Pro	bate	

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-----Above This Line Reserved For Official Use Only-------

STATE OF ALABAMA SHELBY COUNTY

After Recording Return to:

Mail Tax Statements To:

Haley S. Martin Angela T. Strickland 106 Cove Landing Calera, AL 35040

Property Address:

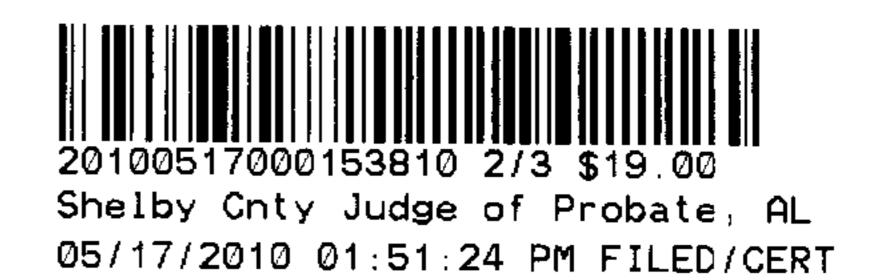
106 Cove Landing Calera, AL 35040

Tax ID: 35-1-02-0-002-038

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 10 day of May
2010, that for and in consideration of Eighty Four Thousand
and 00/100 (\$ 84,000.00) DOLLARS and other good and valuable
consideration to the undersigned Grantor, in hand paid by the Grantees 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 HALEY S. MARTIN, a single/married/unmarried woman, residing at
106 Cove Landing, Calera, Al, and ANGELA T. STRICKLAND, a
single/married/unmarried woman, residing at 106 Cove Landing, Calera, AL 35040
(herein referred to as "GRANTEES"), the following lot or parcel of land,



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

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

IN WITNESS WHEREOF, Grantor	has hereunto set its hand and seal this 10th day				
of May, 2010.					
Signed, sealed and delivered in our presence: **First Witness**	THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America				
Alecia Bryant Print Name Second Witness Pennie Clayton Print Name	By: NeoNeshia Stoval Asst.Secretary Printed Name and Title Countrywide, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f)				
STATE OF TEXAS, COUN	NTY 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. **TEPHANE ALLEN NOTARY PUBLIC** My Commission Expires**					
му Comm. Ехф. 10-02-13	minibolon Dapiros				

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