

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Angela Shearer Cadenhead
Robert Russell Cadenhead

SPECIAL WARRANTY DEED

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-five thousand and 00/100 Dollars (\$35,000.00) to the undersigned Grantor, This Indenture, made on the 9th day of July, 2010, by and between The Secretary of Veterans Affairs, an Office of the United States of America, whose address is Department of Veterans Affairs, Washington DC 20420, whose address is Department of Veterans Affairs, Washington DC 20420, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Angela Shearer Cadenhead and Robert Russell Cadenhead, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 5, according to the Survey of Pine Grove Camp, as recorded in Map Book 4, Page 8 in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. Defects, liens, encumbrances, adverse claims or other matters, which would be revealed by a properly performed search of the real property records of the county in which the property is located.
2. Any item disclosed on that certain policy of title insurance which may have been obtained in connection with this transaction.
3. Ad valorem Taxes for the current tax year, which Grantees herein assumes and agrees to pay.
4. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100217000047110, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



20100714000223470 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
07/14/2010 12:32:10 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
9th day of July, 2010.

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.

Secretary of Veterans Affairs, An Officer of the United
States of America By the Secretary's duly authorized
property management contractor, Countrywide Home
Loans Servicing, L.P., nka BAC Home Loans Servicing,
L.P., Pursuant to a delegation of Authority found at 38
C.F.R. § 36.4845 (f)

By: Judith Casey
Its: Judith Casey, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Judith Casey pursuant to a
delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who
executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and
acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
TEXAS aforesaid, this 9th day of 2010.

Given under my hand and official seal, this the 9th day of July, 2010

Pennie Clayton
NOTARY PUBLIC
My Commission expires
AFFIX SEAL

2010-003374

