

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

Send Tax Notice to:
Andrea Lea Fowler

6300 South Pointe Pkwy
Birmingham, AL, 35244

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 One hundred forty-seven thousand nine hundred and 00/100 Dollars (\$147,900.00) to the undersigned Grantor, This Indenture, made on the 11th day of June, 2010, by and between The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington DC 20420, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Andrea L. Fowler, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 76, according to the Survey of Bridelwood Parc, Sector Three, as recorded in Map Book 20, Page 41, in the Probate Office of 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 Grantee herein assumes and agrees to pay.
4. Easement/right-of-way to Alabama Power Company and South Central Bell Telephone and Telegraph Company as recorded in Instrument No.1997/15365.Easement/right-of-way to Transmission line permit granted to Alabama Power Company as recorded in Book 226 Page 545; Book 184, Page 408; Book 109, Page 577 and Book 109, Page 581.Easement/right-of-way to Plantation Pipe Line Company as recorded in Book 112 Page 277 and Book 180, Page 423.Restrictions as recorded in Instrument Number 1995/21910.
5. Easement granted to Southern Natural Gas Corporation as recorded in Book 91, Page 47; Book 90, Page 443 and Book 90, Page 473 and as shown on survey of Kenneth B. Weygand, RLS #11768.
6. Easement granted to V B Currie as recorded in Book 139, Page 216; Book 139, Page 216; Book 139, Page 204 and Book 139, Page 206.
7. Covenant for Storm Water Run Off Control as recorded in Instrument Number 1993/40630.
8. 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. 20100304000063140, in the Probate Office of Shelby County, Alabama.

\$ 147,900.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of June, 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 Sandra Colgrove
Its: Sandra Colgrove/Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Sandra Colgrove/Asst Secretary 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 14th day of 2010.

Given under my hand and official seal, this the 14th day of June, 2010



2010-002429

Stephanie Allen
NOTARY PUBLIC
My Commission expires: 10-2-13
AFFIX SEAL

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 2302048

