

2010300



20100818000263590 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/18/2010 08:56:20 AM FILED/CERT

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

Send Tax Notice to:
Daniel S. Worthington

227 Linwood Road
Starrett, AL 35147

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 Two hundred five thousand and 00/100 Dollars (\$205,000.00) to the undersigned Grantor, This Indenture, made on the 19th 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Daniel S. Worthington, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 448, according to the Survey of Forest Parks, 4th Secotr, 3rd Phase, as recorded in Map Book 24, Page 98, in the Office of the Judge of Probate 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 as recorded in Book 236 Page 829. Easement/right-of-way to Alabama Power Company as recorded in Book 139 Page 127; Book 133, Page 210; Book 126, Page 191; Book 126, Page 192; Book 126, Page 323 and Book 124, Page 519. Easement/right-of-way to Shelby County as recorded in Instrument No. 1998-4998 and Instrument No. 1997-2752. Mineral and mining rights as recorded in Book 53 Page 262. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under said property.
6. Declaration of Protective Covenants as recorded in Inst. No. 1998-38885, as amended by Inst. No. 2007-52823, Inst. No. 2008-3690 and Inst. No. 2008-24712 and further modified by Court Order recorded in Inst. No. 2009-5172.
7. Terms, conditions, covenants, easements and release of damages as recorded in Inst. No. 1996-3115.
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. 20100330000094510, in the Probate Office of Shelby County, Alabama.



\$ 235,005.00 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 19th 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/Asst. Secy.

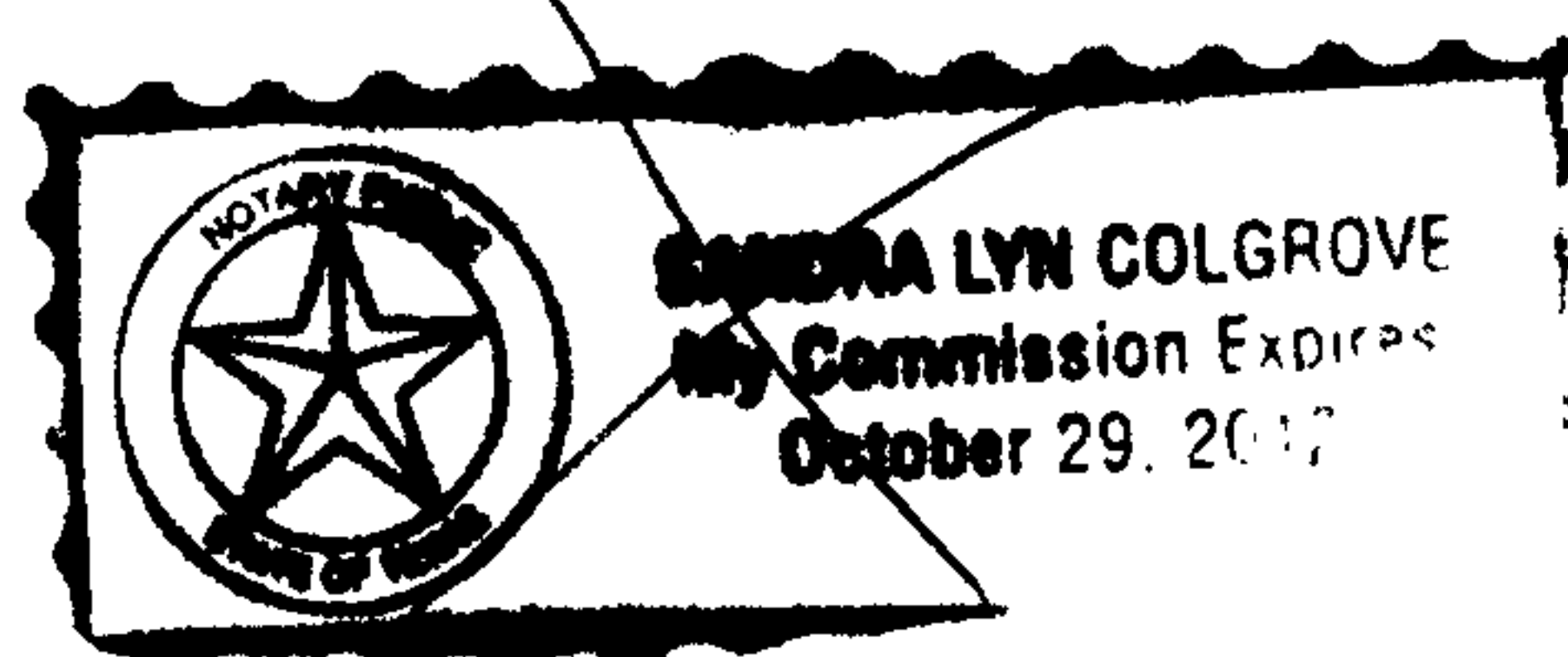
STATE OF TEXAS

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 19th day of 2010.

Given under my hand and official seal, this the 19th day of July, 2010



2010-002963



Sandra Lyn Colgrove
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

