

Document Prepared By:
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118 North 18th Street
Bessemer, Alabama 35020



20101109000375870 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/09/2010 01:59:49 PM FILED/CERT

Send Tax Notice To:
Jacob Lee Harvell and
Kristy B. Harvell

152 Cove Lane
Prichard, AL 36124

SPECIAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}

Sales Price: \$150,000.00

This indenture, made on the 29th day of October, 2010, by and between the **Secretary of Veterans Affairs, and Office of The United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **Jacob Lee Harvell and Kristy B. Harvell**, (herein referred to as Grantor(s) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 2814, according to the Survey of Weatherly Highlands The Cove, Sector 28, Phase 1, as recorded in Map Book 27, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

(This being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by deed dated 5-14-10 and filed 8-4-10 in Instrument 20100804000249300, in the Office of the Judge of Probate of Shelby County, Alabama.)

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

1. **Taxes for the current year and subsequent years.**
2. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
3. **Rights of all parties in possession by unrecorded leases, right of ways or contracts.**
4. **All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 20100617000193410, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire May 14, 2011, one (1) year from the date of foreclosure.**

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE(S) and theirs heirs, successors and assigns forever.

\$153,000.00 of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.

Page Two – Deed

Deed From Secretary of Veterans Affairs to Jacob Lee Harvell and Kristy B. Harvell

And said **Secretary of Veterans Affairs** does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor** has hereto set its signature and seal this date: **October 29, 2010.**

GRANTOR(S):

Secretary of Veterans Affairs, an Officer of the United States of America
By the Secretary's duly authorized property management contractor,
Countrywide Home Loan Servicing, L.P., nka BAC Home Loans Servicing, L.P.
Pursuant to a delegation of authority found at 38 C.F.R. § 36.4345(f)

By: _____ (SEAL)

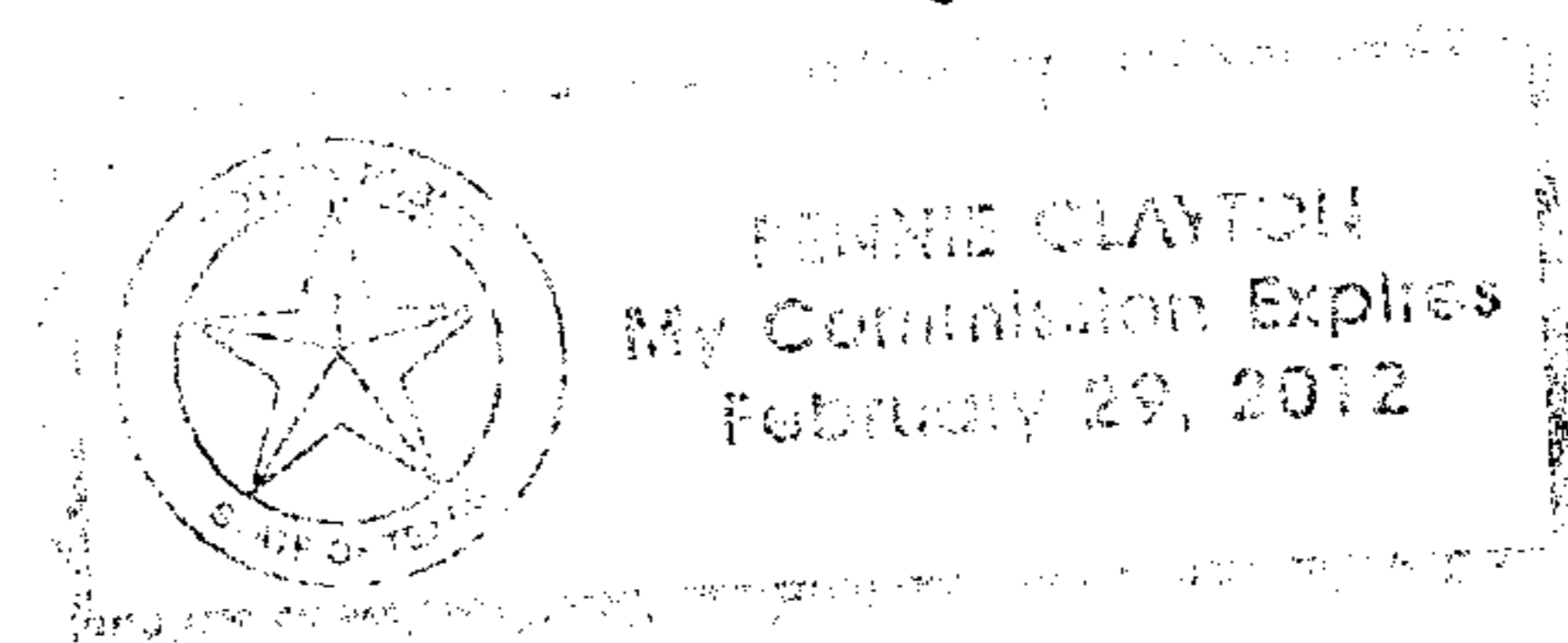
STATE OF TEXAS)
COUNTY OF COLLIN)

On this date, before me personally appeared Cindy Ton, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(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/she 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 29th day of October, 2010.

Notary Public

My Commission Expires: 2/29/2012



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