

Recording requested by and when recorded, please return this deed to:

Please send tax statements to:

Tina Holmes  
3035 Laurel Lakes  
Cove  
Helena, AL 35080

Above is reserved for official use only

### SPECIAL WARRANTY DEED

THIS INDENTURE MADE THIS 6th DAY OF December, 2010. THE GRANTOR: **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA**

whose address is 2380 PERFORMANCE DRIVE, RICHARDSON, TX 75082 in the amount of TWO HUNDRED FIFTY FIVE THOUSANDS and 00/100 (\$255,000.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, CONVEYS and SPECIALLY WARRANTS to **TINA HOLMES**

whose address is 3035 LAUREL LAKES COVE, HELENA, AL 35080 all right, title, interest and claim to the following real estate in the City of HELENA, County of Shelby, State of Alabama, with the following legal descriptions:

**LOT 403, ACCORDING TO THE FINAL PLAT OF LAUREL LAKES, PHASE 4, AS RECORDED IN MAP BOOK 42, PAGE 47, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA**

**BEING KNOWN AS: 3035 LAUREL LAKES COVE, HELENA, AL 35080**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrator, executors, successors and/or assigns forever IN FEE SIMPLE, so that neither Grantor nor Grantee's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.



20101223000432130 1/2 \$240.00  
Shelby Cnty Judge of Probate, AL  
12/23/2010 01:19:38 PM FILED/CERT

Signed, sealed and delivered in  
the presence of:

Pennie Clayton  
(Witness Signature)

Print Name: Pennie Clayton

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:

Alecia Bryant [SEAL]

Its:

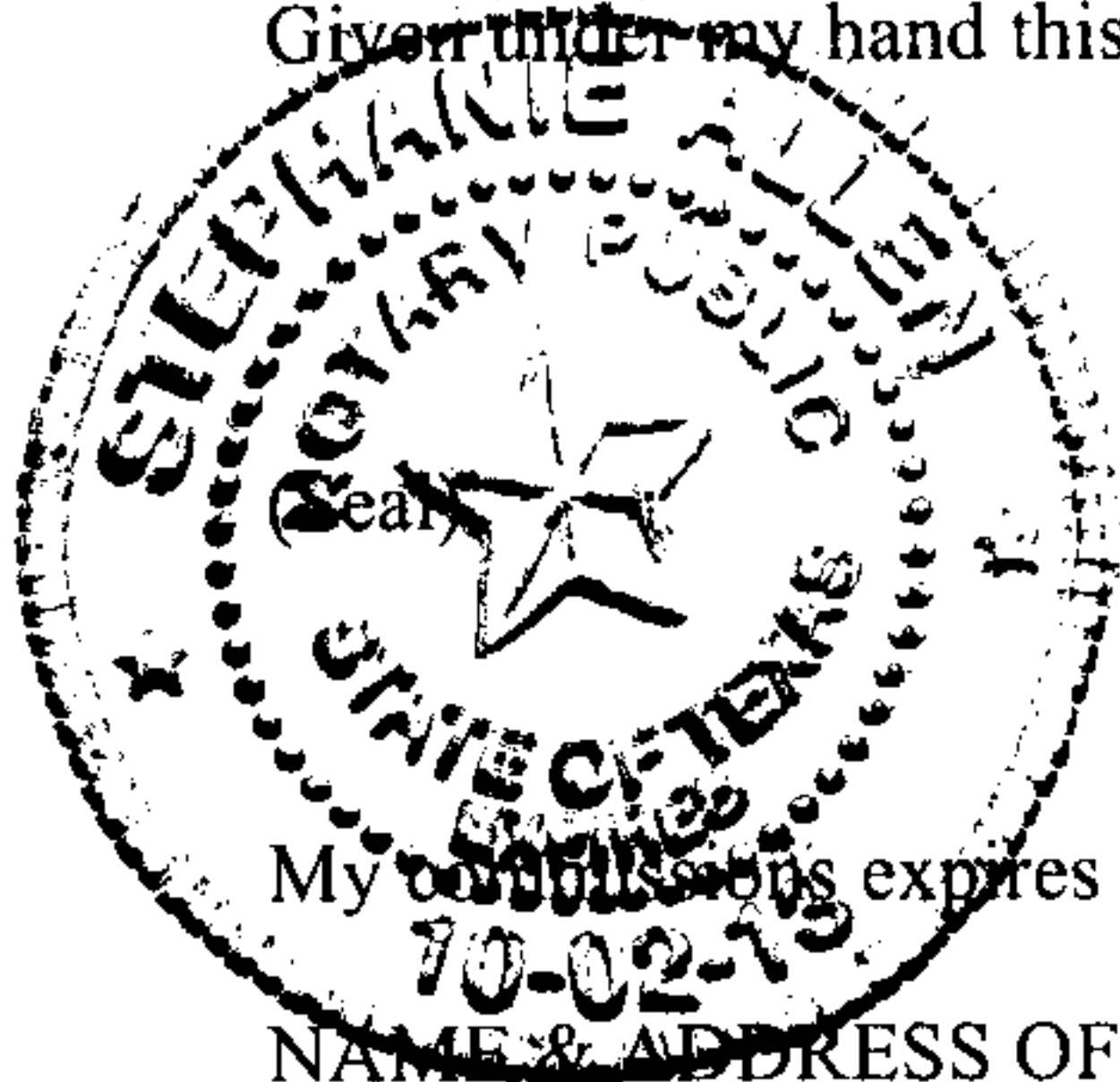
Alecia Bryant, Assistant Secretary

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  
CONTAINED IN 38 C. F. R. 36.4345 (F)  
BY:  
TITLE:

State of Texas  
County of Collin

I, Stephanie Allen, hereby certify that on this date before me personally  
appeared Alecia Bryant, pursuant to a delegation of authority contained  
in 38 C.F.R. Section 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 executed the same as the free act  
and demand of said Secretary.

Given under my hand this 6th day of December, A.D. 2010.



Stephanie Allen  
Signature of Notary Public

Stephanie Allen  
Printed Name of Notary

My notary public commission expires on \_\_\_\_\_, 20\_\_\_\_

NAME & ADDRESS OF PREPARER:

20101223000432130 2/2 \$240.00  
Shelby Cnty Judge of Probate, AL  
12/23/2010 01:19:38 PM FILED/CERT