



20110211000049350 1/3 \$113.00  
Shelby Cnty Judge of Probate, AL  
02/11/2011 10:57:05 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:  
Milton Pate

Shelby County, AL 02/11/2011  
State of Alabama  
Deed Tax: \$95.00

**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 Ninety-five thousand and 00/100 Dollars (\$95,000.00) to the undersigned Grantor, This Indenture, made on the 4th day of January, 2011, 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 Milton Pate, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 334, according to the Survey of Savannah Pointe Sector IV Phase II, as recorded in Map Book 27, Page 123, 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 as recorded in Book 171 Page 279. Annexation to the city of Calera as set out in Instrument No. 1998-10745 in the Probate Office.
5. Rights reserved by the grantors in Deed Book 170, Page 169 to keep a gate as to access road.
6. Rights of others to the use of Access Easement as set out in Deed Book 170, Page 169 in the Probate Office.
7. Restrictions, limitation, conditions and other provisions as set out in Map Book 27, page 123 in the Probate Office.
8. Restrictions, covenants and conditions as set out in Instrument No. 2000-1055.
9. Easements as shown by recorded plat, including 8 feet Southwesterly 7.5 feet on the Northeasterly and Southeasterly sides and 15 feet through the Northeasterly side of the land.

\*2010-004774\* \*SWD\*

10. Building setback line of 20 feet reserved from McAllister Drive as shown by plat.
11. Rights of way granted to Southern Natural Gas by instrument recorded in Deed Book 90, Page 477 in the Probate Office.
12. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 171, Page 279 in the Probate Office.
13. 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. 20100813000259290, 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
4th day of January, 2011.

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. § 36.4345 (f)

By: Alecia Bryant  
Its: Alecia Bryant, Assistant Secretary

STATE OF Texas

COUNTY OF Collin

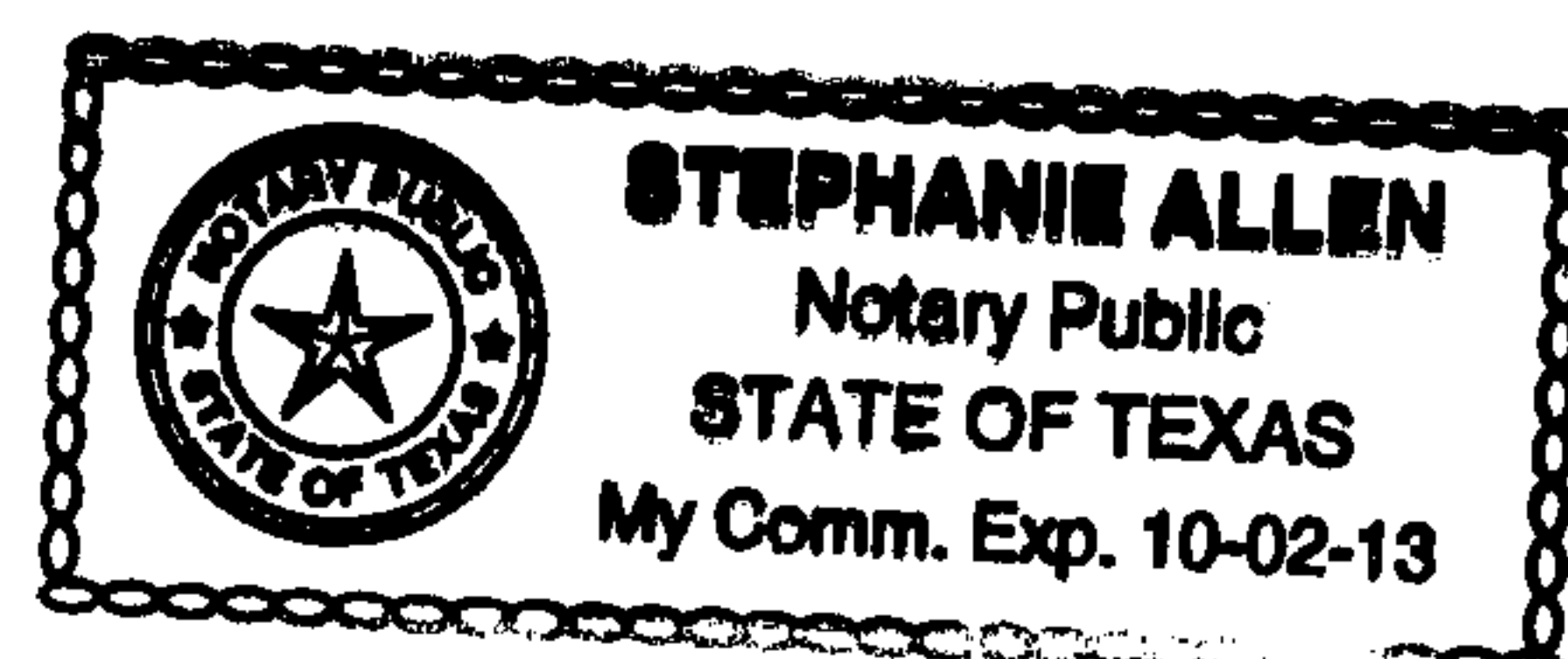
On this date, before me personally appeared Alecia Bryant pursuant to a  
delegation of authority contained in 38 C.F.R. § 36.4345 (f), to me known to be the person who  
executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and  
acknowledged that he executed the same as 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 Jan day of 2011.

Given under my hand and official seal, this the 4th day of January, 2011

Stephanie Allen  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-004774



\*2010-004774\* \*SWD\*