

20110615000176020 1/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
06/15/2011 12:28:56 PM FILED/CERT

Shelby County, AL 06/15/2011  
State of Alabama  
Deed Tax: \$8.50

After Recording Return to:

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STATE OF ALABAMA }  
SHELBY COUNTY }

Tax ID: 10-2-03-0-001-038.003

Mail Tax Statements To:

Jason M. Dillon  
Christy W. Dillon  
4558 Old Caldwell Mill Road  
Birmingham, AL 35242

### **NON WARRANTY DEED**

*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  
(the property being conveyed herein was foreclosure property)*

KNOW ALL MEN BY THESE PRESENTS:

On this 6th day of June, 2011, that for and in consideration of One Hundred Sixty Seven Thousand and 00/100 (\$167,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto JASON M. DILLON and CHRISTY W. DILLON, husband and wife, as joint tenants with right of survivorship, residing at 4558 Old Caldwell Mill Road, Birmingham, Alabama 35242, (herein referred to as "GRANTEES"), the following lot or parcel of land, situated in the state of Alabama, and being more particularly described as follows:

**LOT 6, ACCORDING TO THE SURVEY OF J. A. JONES, AS RECORDED IN MAP BOOK 7, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED 2-17-2011, IN BOOK 20110217000, PAGE 5350 / INSTRUMENT NUMBER 20110217000, IN SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 4558 Old Caldwell Mill Road, Birmingham, Alabama 35242  
*The legal description was obtained from a previously recorded instrument.*

**SUBJECT TO** all matters of record and ad valorem taxes not due or payable on the date hereof.

**TO HAVE AND TO HOLD**, the above-described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise



The Deed Effective June 10, 2011

\*158,650.00 of this purchase price is being paid by the proceeds of a purchase Money Mortgage executed and recorded simultaneously herewith appertaining unto the said GRANTEES, their heirs and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the said Grantor, and all persons claiming by, through, under it, or against encumbrances made or suffered by it.

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 6th day of June, 2011.

THE SECRETARY OF VETERANS AFFAIRS, An  
officer of the United States of America,

By: [Signature]

Eric Sims Asst. Vice Pres.

Printed Name

Title

*The Secretary's Duly Authorized Property Management Contractor, Countywide 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)*

STATE OF Texas } COUNTY OF Collin }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Eric Sims, who is the Secretary's Duly Authorized Property Management Contractor, Countywide 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) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

Given under my hand and official seal, this the 6th day of June, 2011.

[Signature]  
NOTARY PUBLIC  
Judith L Casey

JUDITH L CASEY  
My Commission Expires  
January 23, 2013  
My Commission Expires:

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, or other authority, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor. Prepared under the supervision of: Angelina M. Whittington, Esq., KS, AL, & MO Barred  
By: Laws Specialty Group, Inc. 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300