



20110627000186420 1/1 \$84.00
 Shelby Cnty Judge of Probate, AL
 06/27/2011 11:06:08 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
 D. Barron Lakeman & Associates, LLC
 1904 Indian Lake Drive, Suite 100
 Birmingham, Alabama 35244
 STATE OF ALABAMA)

GRANTEE'S ADDRESS:
 CRIS A. NELSON
 2205 PUP RUN DRIVE
 HELENA, ALABAMA 35080

GENERAL WARRANTY DEED
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy-Two Thousand and 00/100 (\$72,000.00) DOLLARS, and other good and valuable consideration, This Indenture, made this the 21st day of June, 2011, 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, hereinafter referred to as grantor, hereby give, grant, bargain, sell and convey unto the GRANTEE, **CRIS A. NELSON**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LOT 7, BLOCK A, ACCORDING TO THE SURVEY OF AMENDED MAP OF FOX HAVEN
 FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 86, IN THE PROBATE OFFICE OF
 SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, HER heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set HIS hand and seal this the 22nd day of June, 2011.

SELLERS
 THE SECRETARY OF VETERANS AFFAIRS
 an Officer of the United States

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: Alice Chin, Asst VP
 TITLE:

Shelby County, AL 06/27/2011
 State of Alabama
 Deed Tax: \$72.00

STATE OF TEXAS)

COUNTY OF COLLIN)

on the date, before me personally appeared Alice Chin, 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 seal this the 21st day of June, 2011.

NOTARY PUBLIC
 My Commission Expires: _____

