


This instrument was prepared by:  
Mike T. Atchison  
P. O. Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Western Properties

**SPECIAL WARRANTY DEED**

  
20111216000381750 1/2 \$70.00  
Shelby Cnty Judge of Probate, AL  
12/16/2011 11:10:16 AM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Fifty Five Thousand Dollars and 00/100 (\$55,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Secretary of Veterans Affairs, an Officer of the United States of America.**, grant, bargain, sell and convey unto **Western Properties, LLC**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 48, according to a resurvey of Whitestone Town Homs, Phase Two, as recorded in Map Book 22, Page 11,  
in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$0.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9<sup>th</sup> day of December,  
2011.

*[Handwritten signature]*

THE SECRETARY OF VETERANS AFFAIRS,

An officer of the United States of America By the Secretary's duly authorized property management contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) \_\_\_\_\_ Printed Name and Title

Alice Chin, Asst VP

STATE OF TEXAS  
COUNTY OF COLLIN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that The Secretary of Veterans Affairs, and Officer of the United States of America, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2011.

*[Handwritten signature: Maria E. Castillo]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



*[Barcode]*  
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Shelby County, AL 12/16/2011  
State of Alabama  
Deed Tax: \$55.00