

20120105000005670 1/3 \$93.00  
Shelby Cnty Judge of Probate, AL  
01/05/2012 12:19:04 PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

Purchase Price  
\$75,000.00

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America (herein, "Grantor"), whose address is 810 Vermont Avenue NW, Washington, DC 20420, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JAVIER CANALES (herein, "Grantee"), whose address is 4133 Old Cahaba Parkway, Helena, AL 35080, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 224 Dolphin Court, Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 20100923000313120

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

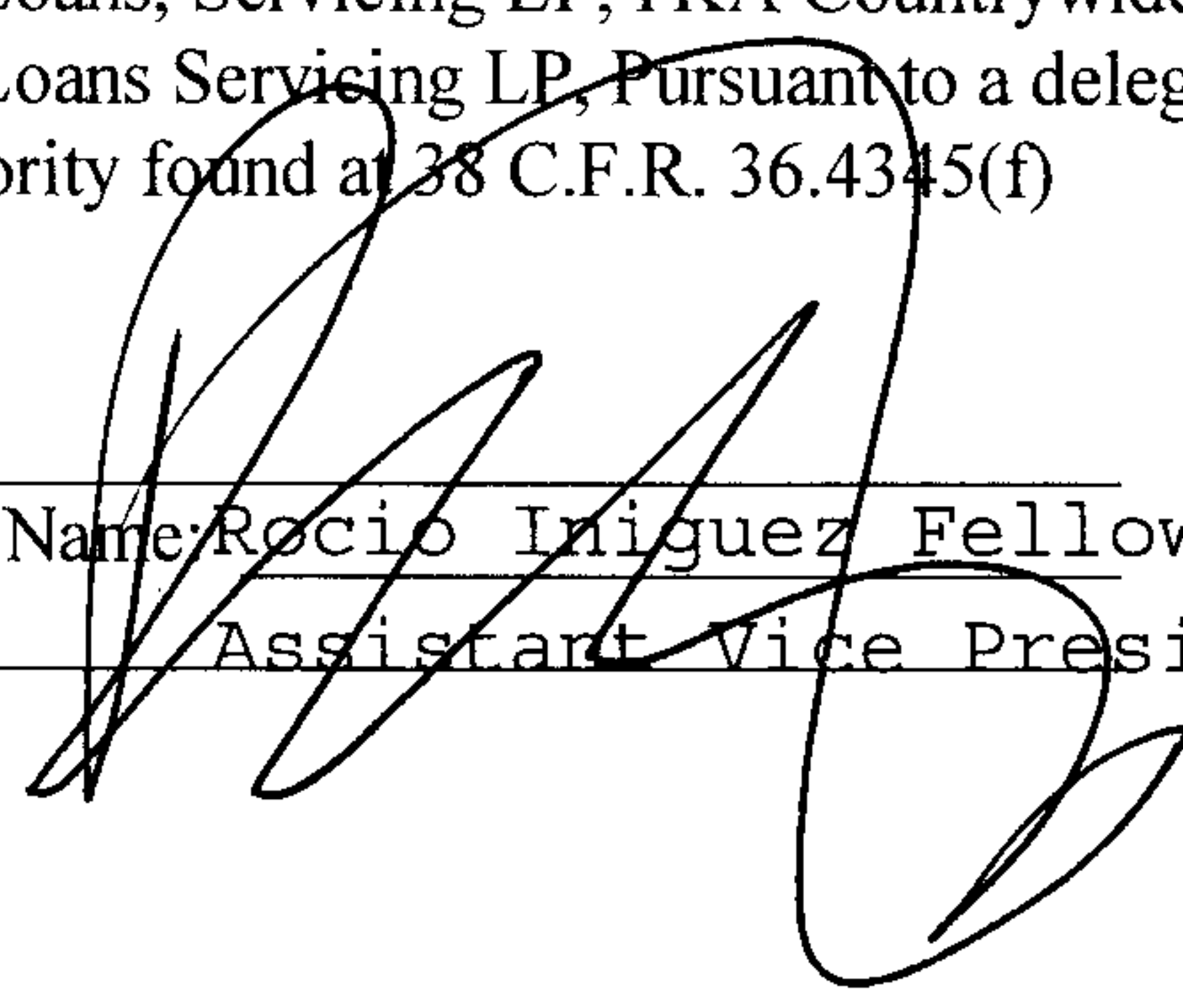
AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 12<sup>th</sup> day of December, 2011.

**GRANTOR:**

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)

By:   
Printed Name: Rocio Iniguez Fellows,  
Title: Assistant Vice President


STATE OF Texas  
COUNTY OF Collin

On this date, before me personally appeared Rocio Iniguez Fellows, 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 12th day of December, 2011.

[Affix Notary Seal]



  
SIGNATURE OF NOTARY PUBLIC  
My term expires: \_\_\_\_\_  
My county of residence: Collin

This instrument was prepared by:  
STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

When recorded, please mail to:  
JAVIER CANALES  
4133 OLD CAHABA PARKWAY  
HELENA, AL 35080

**The Grantee's address is:**

JAVIER CANALES  
4133 OLD CAHABA PARKWAY  
HELENA, AL 35080



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**EXHIBIT A**

[Legal Description]

Lot 28 according to the Survey of Berryhill, 1st Sector as recorded  
in Map Book 14, Page 43, Shelby County, Alabama Records.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

11-33857 (cjs)

  
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Shelby County, AL 01/05/2012  
State of Alabama  
Deed Tax: \$75.00