

BH11100893



20120119000022170 1/3 \$51.00  
Shelby Cnty Judge of Probate, AL  
01/19/2012 08:07:37 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

\$162,900.00

Value

**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 NORMAN SAIA, SR. (herein, "Grantee"), whose address is 1334 Scout Trace, Hoover, AL 35244, 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: 317 Narrows Drive, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20110725000214740

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.

\$130,320.00 of the consideration was paid from the proceeds of a mortgage loan. 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.

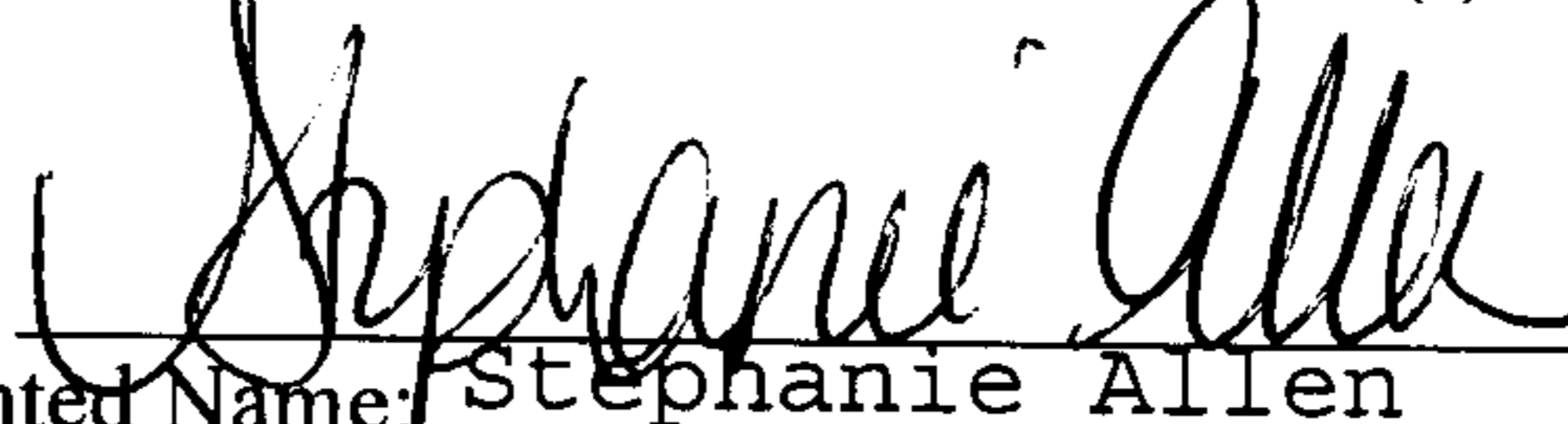
This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 5th day of January, 2012.

Dated: January 5, 2012

**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)

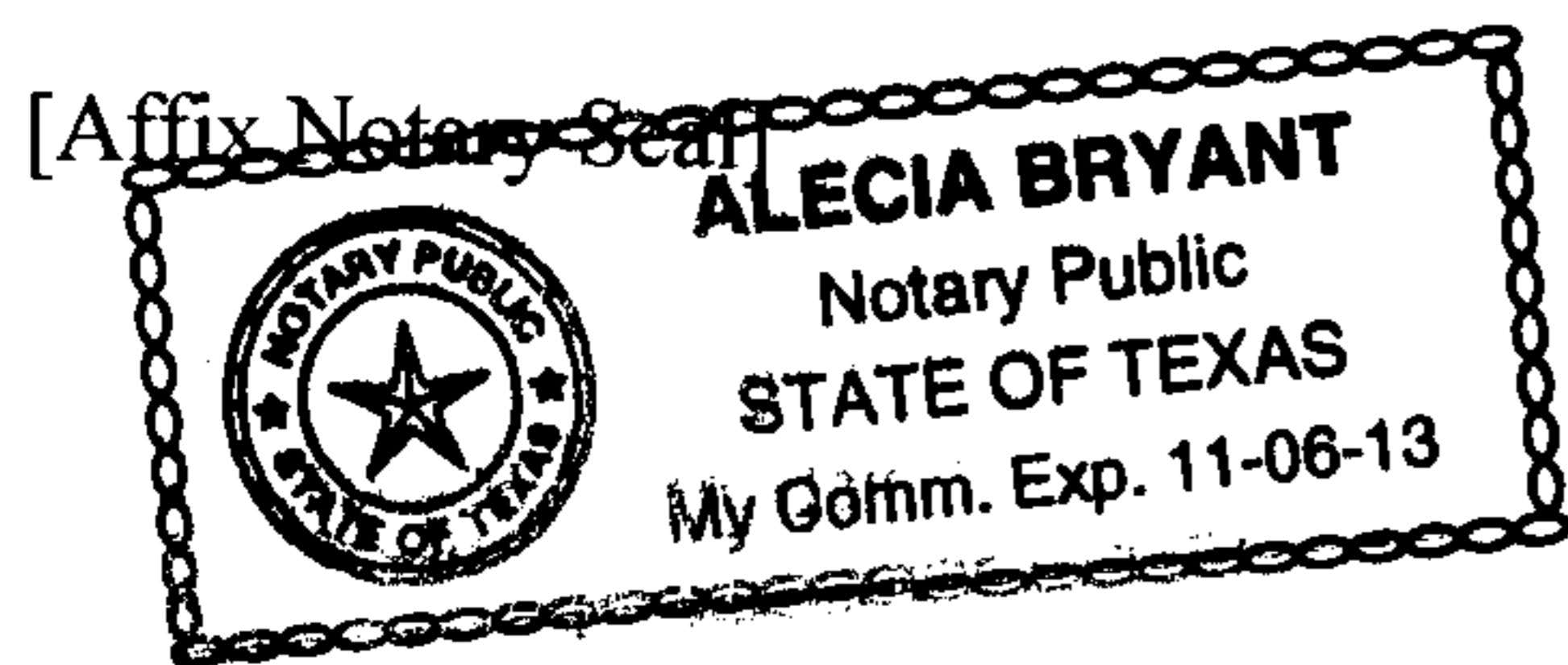
By:   
Printed Name: Stephanie Allen  
Title: Assistant Vice President

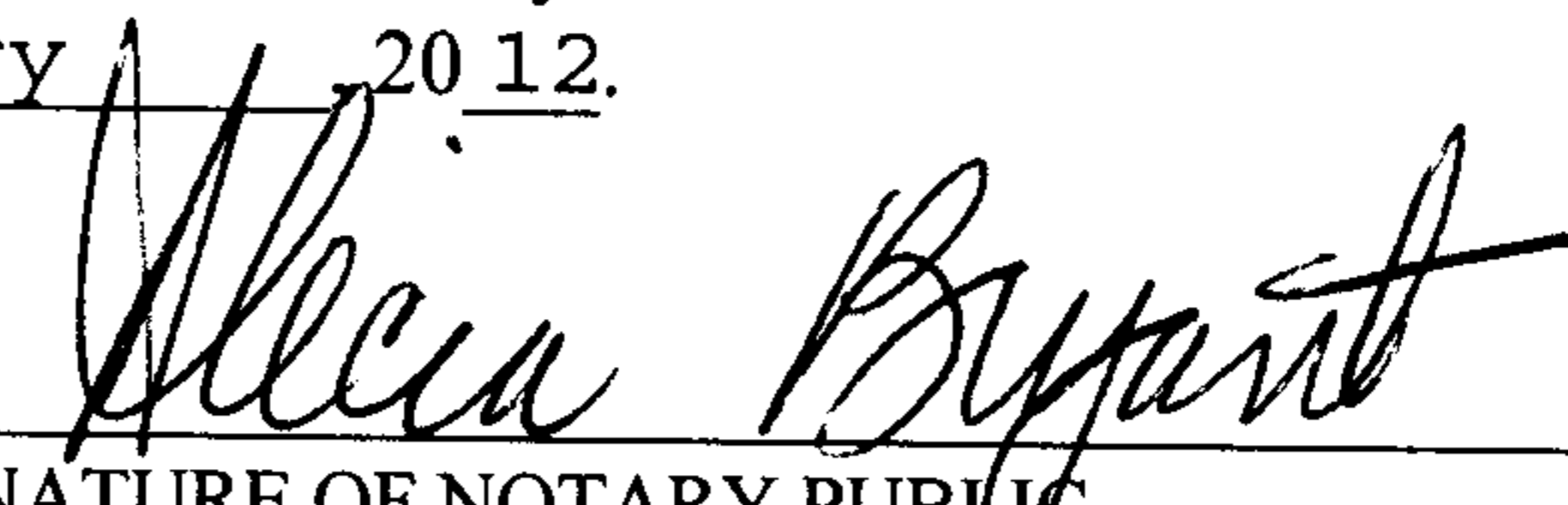
STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Stephanie Allen, 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 5th day of January, 2012.



  
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:**

NORMAN SAIA, SR.  
1334 SCOUT TRACE  
HOOVER, AL 35244

**The Grantee's address is:**

NORMAN SAIA, SR.  
1334 SCOUT TRACE  
HOOVER, AL 35244



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**EXHIBIT A**

[Legal Description]

**LOT 89, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS  
RECORDED IN MAP BOOK 31, PAGE 125 A & B, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**TAX ID NUMBER 09-4-20-2-007-089.000**

*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.*



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11-34231 (lb)

Shelby County, AL 01/19/2012  
State of Alabama  
Deed Tax:\$33.00