

20120227000067840 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/27/2012 11:02:00 AM FILED/CERT

Recording requested by:

and when recorded, please return this deed  
and tax statements to:

Brittany E. Sell  
Luke D. Sell  
1628 Keeneland Drive  
Helena, AL 35080

Above reserved for official use only

## SPECIAL WARRANTY DEED

This Indenture, made on the 19 day of December, 2011 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Brittany Sell and Luke Sell, whose address is 1306 Summerchase Drive, Birmingham, Alabama 35244, hereinafter referred to as Grantee.

THE GRANTOR FOR A VALUABLE CONSIDERATION in the amount of ONE HUNDRED FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$105,900.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, CONVEYS AND SPECIAL WARRANTS to Grantee all right, title, interest and claim to the following real estate in the City of Helena, County of Shelby, State of Alabama with the following legal description:

Lot 6, according to the Survey of Dearing Downs, Tenth Addition as recorded in Map Book 14, Page 86 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

More commonly known as: 1628 Keeneland Drive, Helena, Alabama 35080

\$10,800. & Tax/Parcel Identification: 13-7-26-2-002-006.000  
\$99,788.00 of the above recited consideration was paid from the proceeds  
of a mortgage loan closed simultaneously herewith.  
Transfer Tax Exempt: Code of Alabama 1975 § 40-18-86(d)(3) The transferor is an authority of the United State of America.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Signature: 

Print Name: Maria E Castillo Asst.Vice President

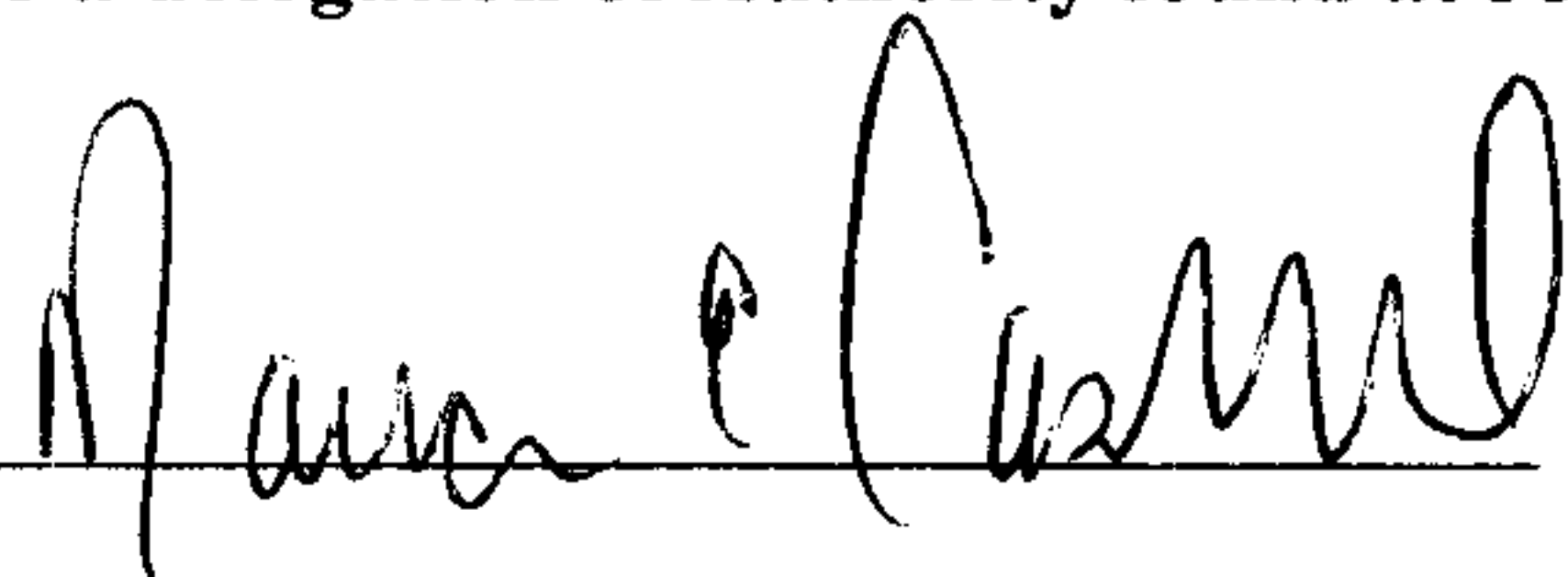
EXECUTED this day of 19 December, 20 11

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

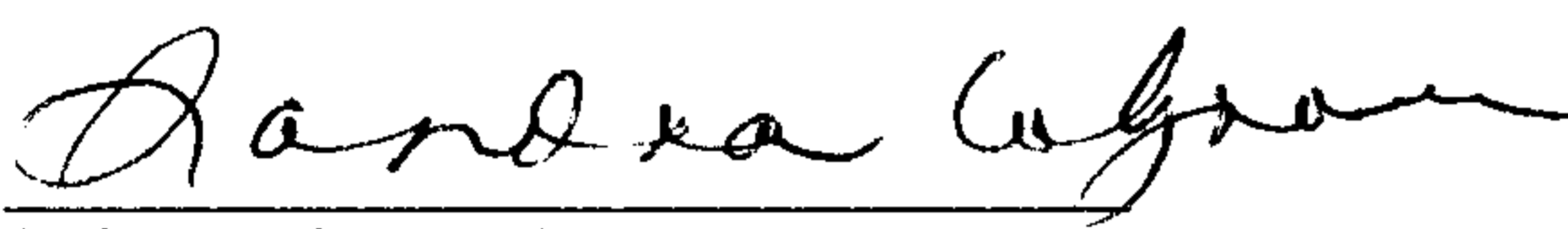
**By the Secretary's duly authorized property management  
contractor, Bank of America N.A.,  
successor by merger to BAC Home Loans, Servicing LP,  
FKA Countrywide Home Loans Servicing LP,**

**Pursuant to a delegation of Authority found at 38 C.F.R. §  
36.4345(f)**

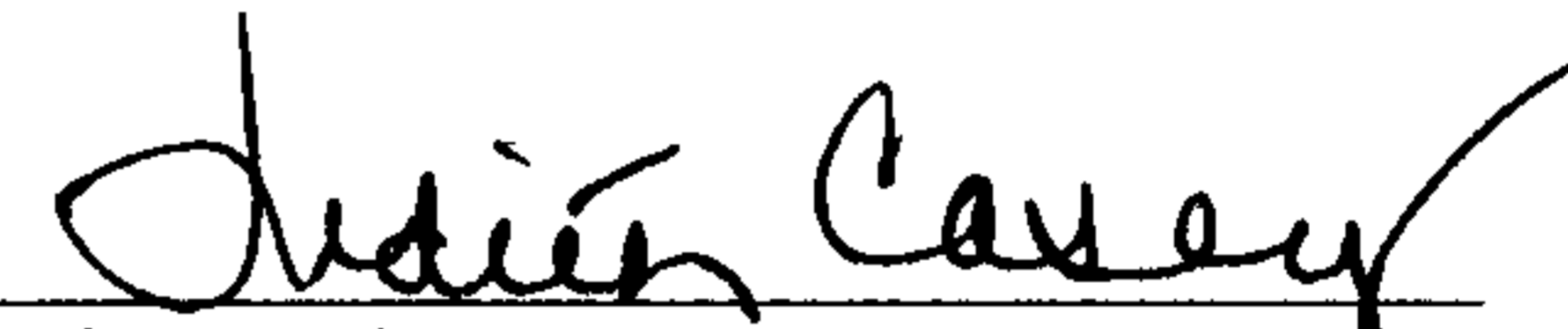
Date: December 19 2011

Signature: 

Printed Name: Maria E Castillo Asst.Vice President

  
(Witness Signature)

Print Name: Sandra Colgrove

  
(Witness Signature)

Print Name: Judith Casey

State of TEXAS

County of COLLIN

On this date, before me personally appeared Maria E Castillo, 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.

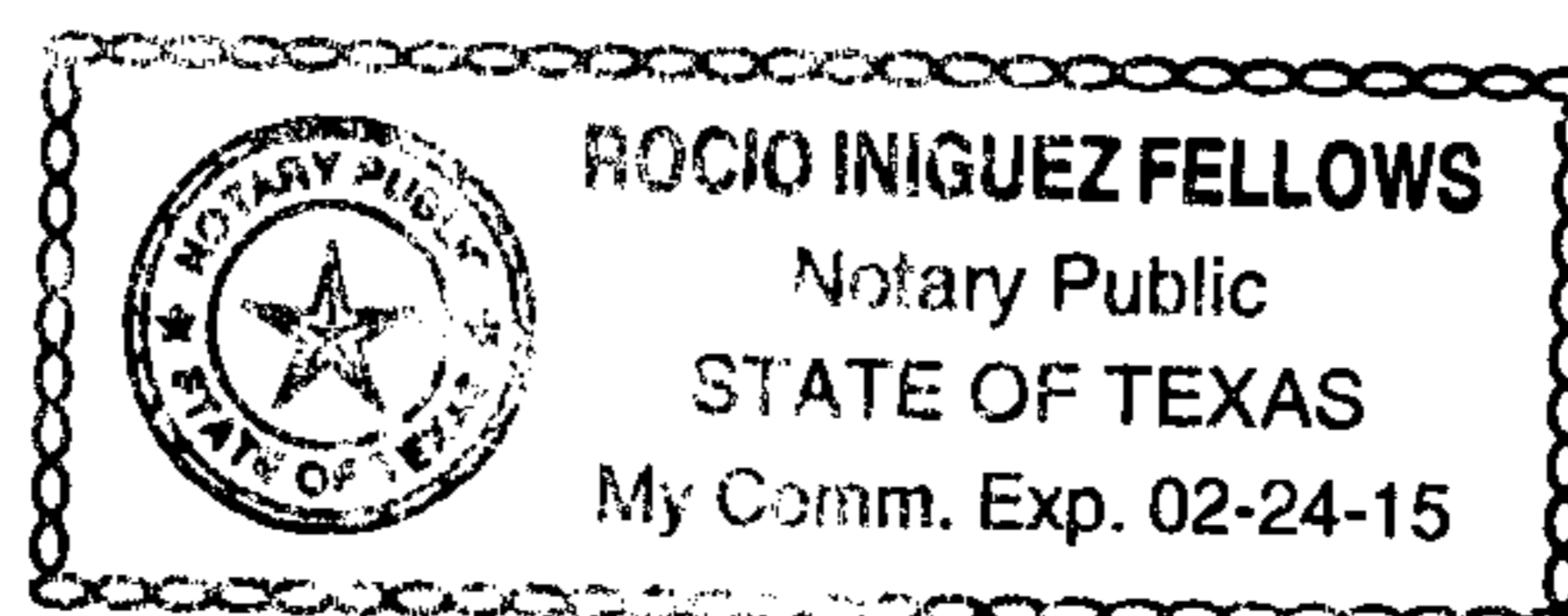
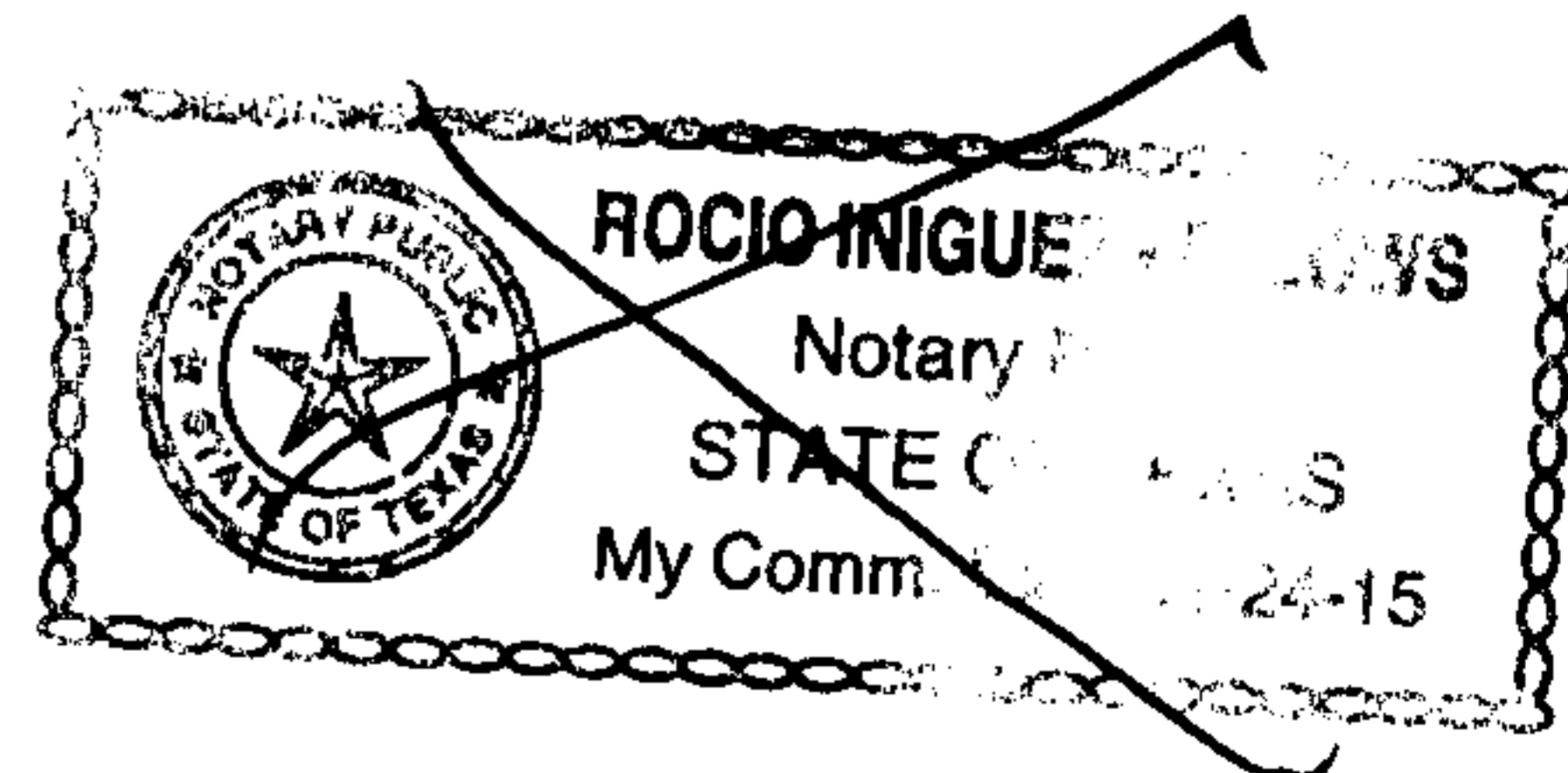
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 19 day of December, 20 11


Notary Public

My term expires: 2/24/15

This instrument was prepared by:

Alivia Kassab Arabo, Esq  
The Law Offices of Kassab Arabo, PLLC  
6775 Daly Road, Suite 104



  
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Shelby Cnty Judge of Probate, AL  
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West Bloomfield, MI 48322

**No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.**