

Shelby County, AL 05/08/2012  
State of Alabama  
Deed Tax: \$156.00

After Recording Return to:

20120508000161080 1/2 \$171.00  
Shelby Cnty Judge of Probate, AL  
05/08/2012 08:35:17 AM FILED/CERT

This space reserved for Official Use only

STATE OF ALABAMA }  
SHELBY COUNTY }

Tax ID: 14-1-12-2-001-001.012

Mail Tax Statements To:  
L. J. White Investment, LLC  
2652 Alta Glen Drive  
Birmingham, AL 35243

### **SPECIAL WARRANTY DEED**

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)*  
*THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise*  
*exclusive jurisdiction over the within described property*  
*(the property being conveyed herein was foreclosure property)*

KNOW ALL MEN BY THESE PRESENTS:

On this 27<sup>th</sup> day of April, 2012, that for and in consideration of ONE HUNDRED FIFTY SIX THOUSAND and 00/100 (\$156,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto L. J. WHITE INVESTMENTS, LLC, a limited liability company organized in the state of \_\_\_\_\_, with a business address of 2652 Alta Glen Drive, Birmingham, AL 35243, (herein referred to as "GRANTEE"), the following lot or parcel of land, situated in the state of Alabama, and being more particularly described as follows:

**LOT 148, ACCORDING TO THE SURVEY OF OAKLYN HILLS, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 50 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED 02/17/2011, INSTRUMENT NO. 20110217000056230, IN SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 141 Oaklyn Hills Drive, Chelsea, AL 35043  
*The legal description was obtained from a previously recorded instrument.*

**SUBJECT TO** all matters of record and ad valorem taxes not due or payable on the date hereof.

**TO HAVE AND TO HOLD**, the above-described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said GRANTEE, its successors and assigns forever.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this

deed contains no warranty except against the said Grantor, and all persons claiming by, through, under it, or against encumbrances made or suffered by it.

*Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

**THE UNDERSIGNED PERSONS** executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal this 27th day of April, 2012.

*Recording state does not require witnesses.*

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

By: \_\_\_\_\_

Eric Sims, Asst. VP

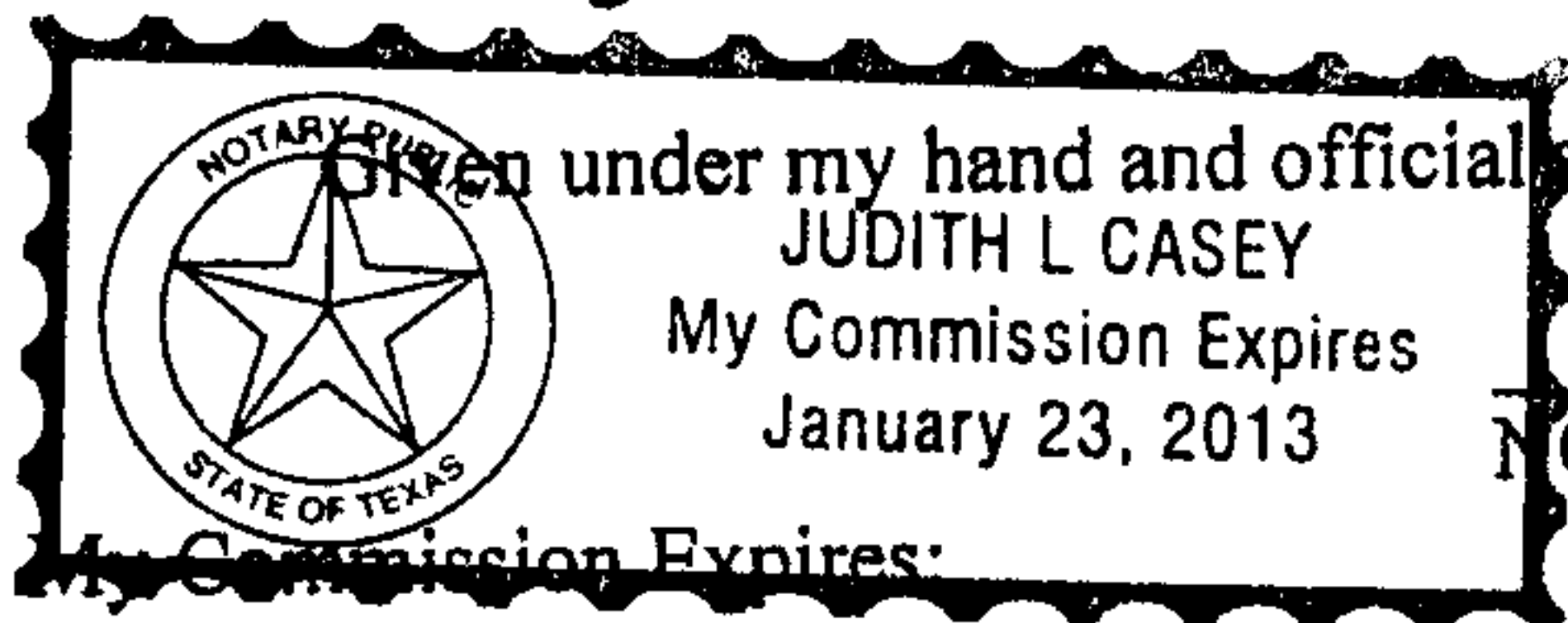
Printed Name

Title

*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)*

STATE OF Texas }  
COUNTY OF Collin }

ACKNOWLEDGED AND EXECUTED BEFORE ME, this 27th day of April, 2012, the undersigned authority, personally appeared Eric Sims, who is 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) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or who has shown \_\_\_\_\_ as identification, who acknowledged that he/she executed the same as their free act and deed of said Secretary.



Given under my hand and official seal, this the 27th day of April, 2012.

Judith L. Casey  
NOTARY PUBLIC Judith L Casey

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING**, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor. Prepared: Angelina M. Whittington, Esq., KS, AL, & MO Barred  
235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300