

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

BHM 1200278



20120620000216730 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/20/2012 08:10:02 AM FILED/CERT

After Recording Return to:

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STATE OF ALABAMA }
SHELBY COUNTY }

Mail Tax Statements To:
Tommy J. Wright, Jr.
120 Scarlet Oak Drive
Albaster, AL 35007

Tax ID: 23-2-09-0-005-028.000

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 11th day of June, 2012, that for and in consideration of ONE HUNDRED NINETY THREE THOUSAND and 00/100 DOLLARS (\$193,000.00) 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 TOMMY J. WRIGHT, JR., a single/married/unmarried man, residing at 120 Scarlet Oak Drive, Albaster, Alabama 35007, (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 428, ACCORDING TO THE SURVEY OF LAKE FOREST, SECTOR 4, AS RECORDED IN MAP BOOK 28, PAGE 93, 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 DATED MARCH 15, 2012 AND RECORDED AS DOCUMENT NUMBER 20120402000111720, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 120 Scarlet Oak Drive, Albaster, Alabama 35007
The legal description was obtained from a previously recorded instrument.

\$189,504.00 was paid from the
proceeds of a first mortgage loan
\$5790.00 was paid from the
proceeds of a second mortgage loan

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, his heirs 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 11th day of June, 2012.

Recording state does not require witnesses.

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

By: Judith Casey

Judith Casey, Assistant 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, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Judith Casey, 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 has shown as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

Given under my hand and official seal, this the 11th day of June, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-11-2016

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the 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.

Prepared: Angelina M. Whittington, Esq., KS, AL, & MO Barred 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300

