

After Recording Return to:



20120731000277710 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/31/2012 01:42:56 PM FILED/CERT

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STATE OF ALABAMA }
SHELBY COUNTY }

Mail Tax Statements To:

David Rosado
167 Ivy Brook Trail
Pelham, AL 35124

Tax ID: 13-6-23-2-005-023.000

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 18th day of July, 2012, that for and in consideration of ONE HUNDRED NINE THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$109,500.00) 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 DAVID ROSADO, a single man, residing at 167 Ivy Brook Trail, Pelham, Alabama 35124, (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 115, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE THREE, AS RECORDED IN MAP BOOK 28 PAGE 34, 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 MARCH 16, 2012 AS INSTRUMENT

**NUMBER 20120316000092010, IN THE OFFICIAL RECORDS OF
SHELBY COUNTY, ALABAMA.**

PROPERTY ADDRESS: 167 Ivy Brook Trail, Pelham, Alabama 35124

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.

*****\$103,787.00 of the hereinabove stated consideration was paid from a purchase money mortgage and filed simultaneously herewith.

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 18th day of July, 2012.

Recording state does not require witnesses.

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

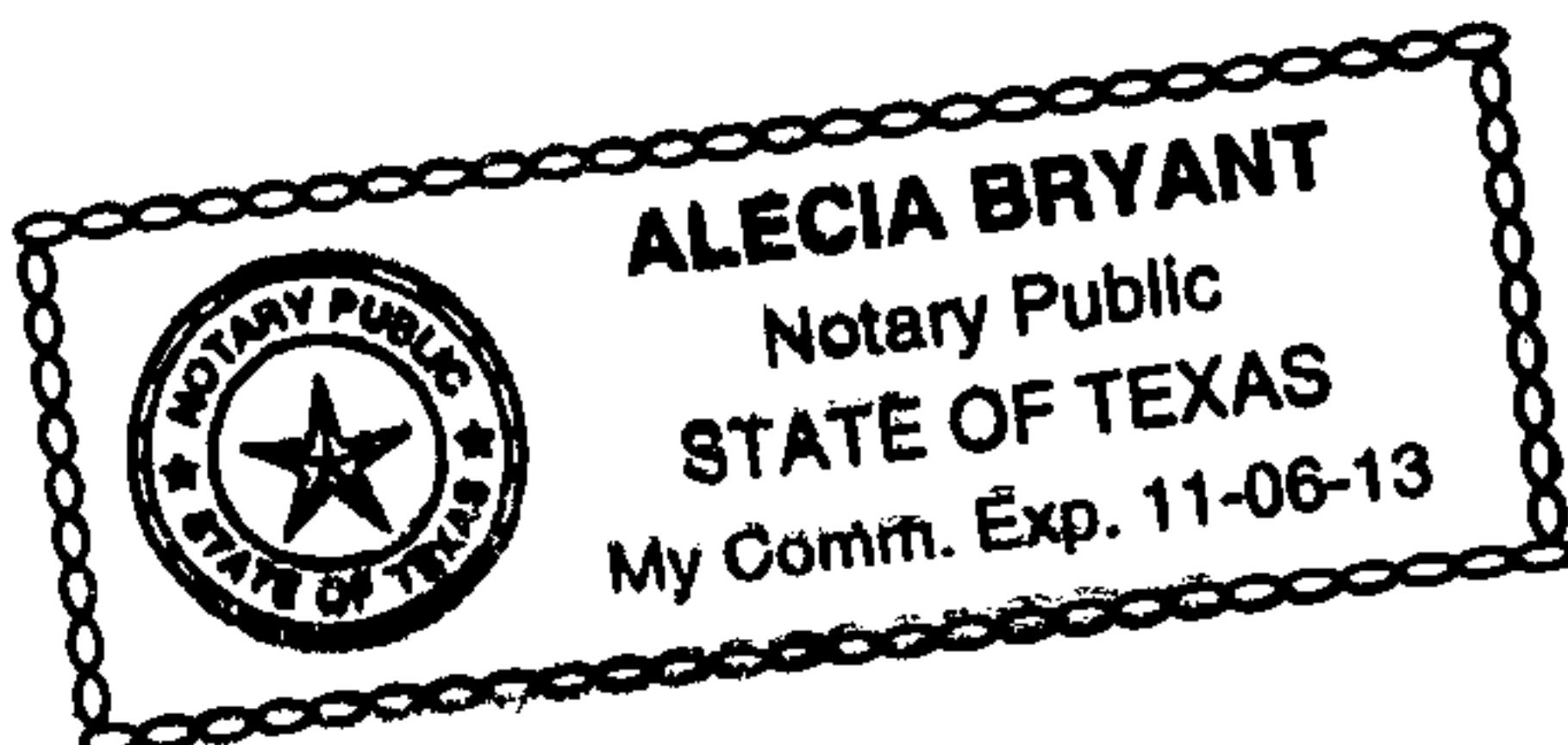
By: 
Stephanie Allen, AVP

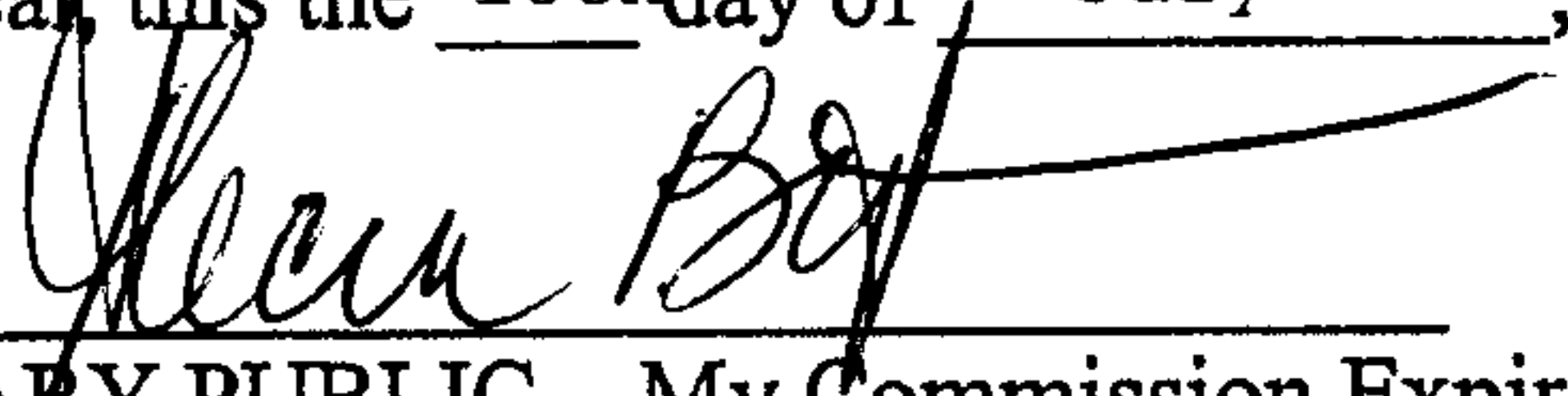
Printed Name **Title**
The Secretary's Duly Authorized Property Management Contractor, Bank of America N.A., successor by merger to BAC Home Loans, Servicing LP, FKA Countrywide Home Loans Servicing LP, pursuant to a delegation of authority found at 38 C.F.R. §36.4345(f)

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 Stephanie Allen, 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 18th day of July, 2012.




NOTARY PUBLIC My Commission Expires:

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

Shelby County, AL 07/31/2012
State of Alabama
Deed Tax: \$6.00