

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 17<sup>th</sup> day of July, 2012, by and between DEPARTMENT OF VETERANS AFFAIRS, an Officer of the United States of America, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as GRANTOR; and JENNA BELL, whose mailing address is: 4528 Cayce Lane, Birmingham, AL 35244, as GRANTEE.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$156,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in the County of **SHELBY**, State of **ALABAMA**, more particularly described as:

**See EXHIBIT "A" attached hereto and made a part hereof.**

SUBJECT to taxes for year of conveyance and subsequent years; and subject to all covenants, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, and public utilities of record; this reference to said restrictions shall not operate to reimpose the same;

THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, in law or in equity, to the only proper use and benefit of the Grantee forever.


AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:



Witness signature  
print witness name Nubia Escobar



Witness signature  
print witness name Cindy Ton

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, f/k/a Countrywide Home Loans  
Servicing LP, pursuant to a delegation of authority  
found at 38 C.F.R. 36.4345(d).


By: 

Its: Alecia Bryant, AVP

\*The property address is:  
4528 Cayce Lane  
Birmingham, AL 35244

\* A Mortgage in the amount of \$151,805.00 is being recorded simultaneously herewith.

Shelby County, AL 08/23/2012  
State of Alabama  
Deed Tax: \$5.00

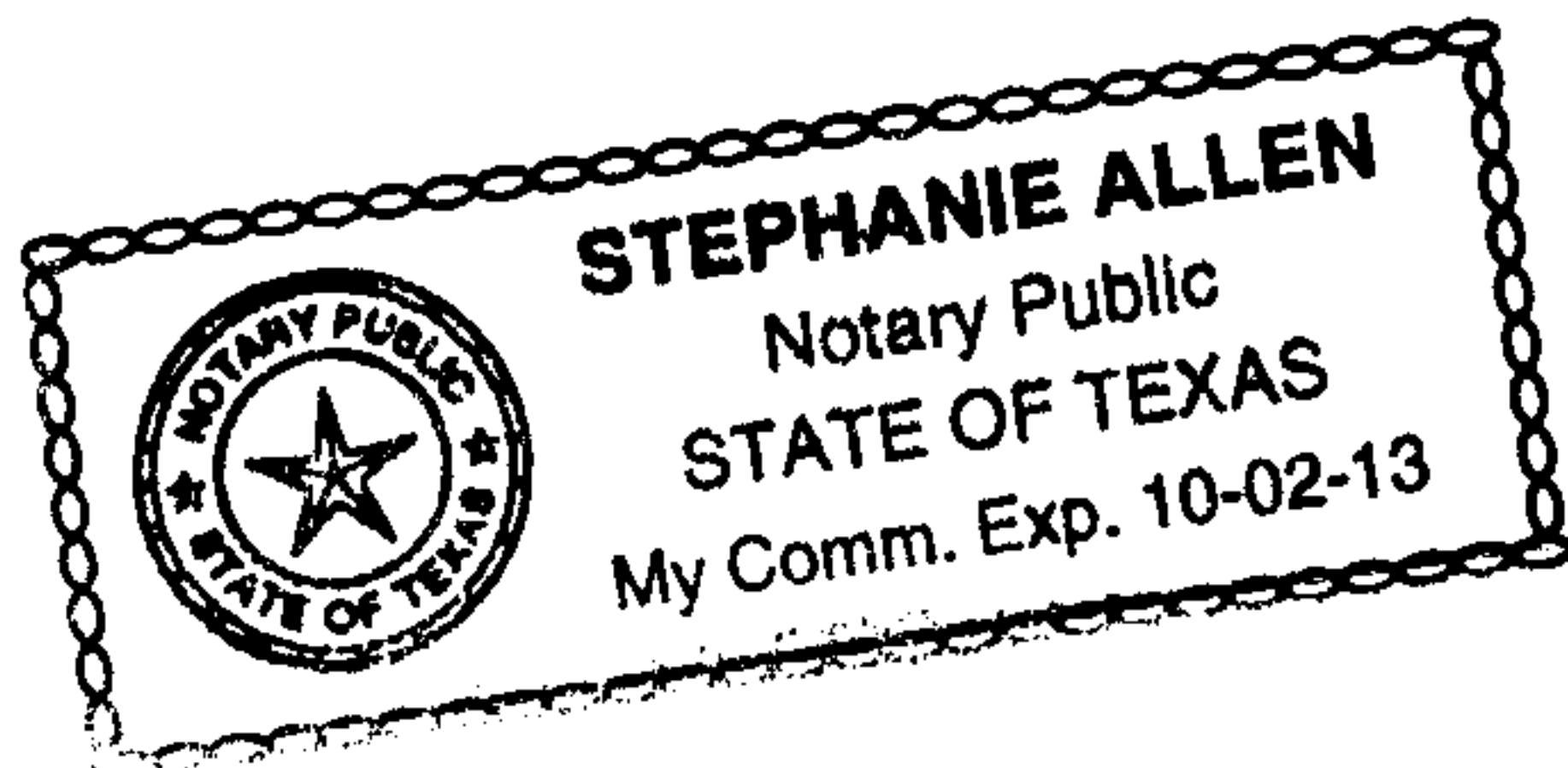
  
20120823000316680 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 12:57:45 PM FILED/CERT

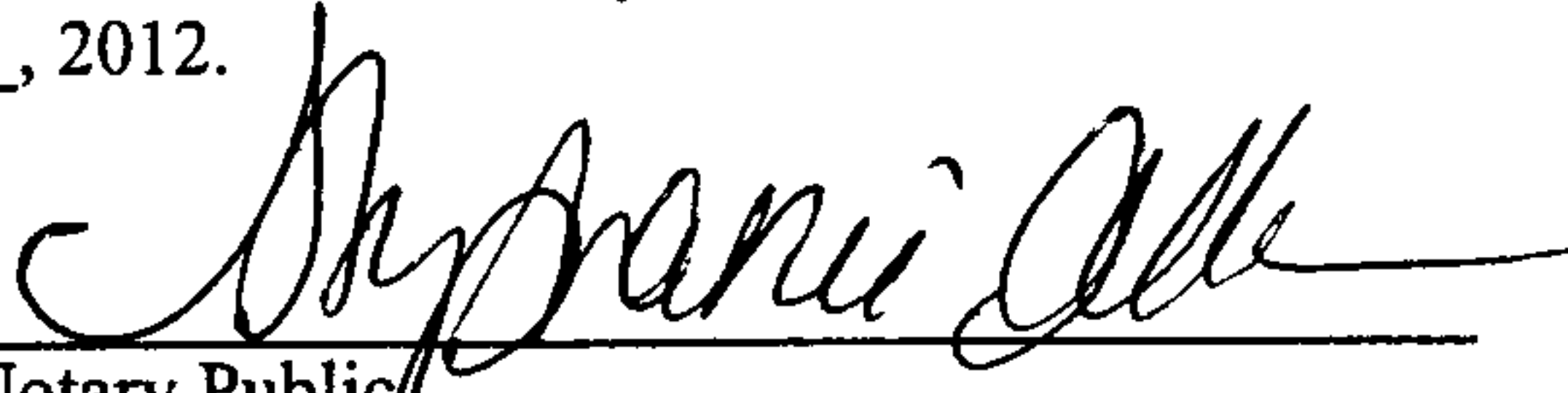
STATE OF TEXAS:  
COUNTY OF COLLIN:

On this date, before me personally appeared Alecia Bryant, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345 (f), to me known to be the person being informed of the contents of the conveyance, who executed the foregoing instrument on behalf of The Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the State of Texas aforesaid, this 19th day of July, 2012.

A-41769  
(Notary Seal)



  
Notary Public  
Print name: Stephanie Allen  
Notary Commission No.: \_\_\_\_\_  
My Commission Expires: 10-2-2013

Prepared by:  
A. Barros  
P.O. Box 60114  
Palm Bay, FL 32906

  
20120823000316680 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 12:57:45 PM FILED/CERT

**EXHIBIT "A"**

**LOT 41, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL  
SUBDIVISION, SECTOR II, AS RECORDED IN MAP BOOK 12,  
PAGES 44, 45, 46, AND 47, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

**Property Address: 4528 CAYCE LANE, BIRMINGHAM, AL 35244**

