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02/04/2016 04:04:48 PM
DEEDS 1/5

After Recording Return To:
COMMON BOND TITLE, LLC
"YOUR PREFERRED TITLE & CLOSING AGENCY"
300 OFFICE PARK DRIVE, SUITE 230
MOUNTAIN BROOK, AL 35223

Mail Tax Forms To:
GENARO RODRIGUEZ
2021 HIGHVIEW WAY
CALERA, AL 35040

Prepared By:
This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey,
Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

Commitment Number: 88262

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 22-7-35-2-011-004.000

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 11 day of January, 2016, that for and in consideration of \$115,000.00 (One Hundred Fifteen Thousand Dollars and Zero Cents) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, that THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington D.C. 20420 herein referred to as **GRANTOR**, does hereby grant, bargain, sell and convey unto GENARO RODRIGUEZ, a single person, whose tax-mailing address is 2021 HIGHVIEW WAY, CALERA, AL 35040, herein referred to as **GRANTEE(S)**, the following lot or parcel of land, situated in the state of Alabama, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT INSTRUMENT NO. 20151022000369490 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 2021 HIGHVIEW WAY, CALERA, AL 35040

The legal description was provided by agent for Grantor.

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**, her heirs and assigns.

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 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 11 day of January, 2016.

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Michelle Murphy

Michelle Murphy, AVE

Printed Name Title

By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas }

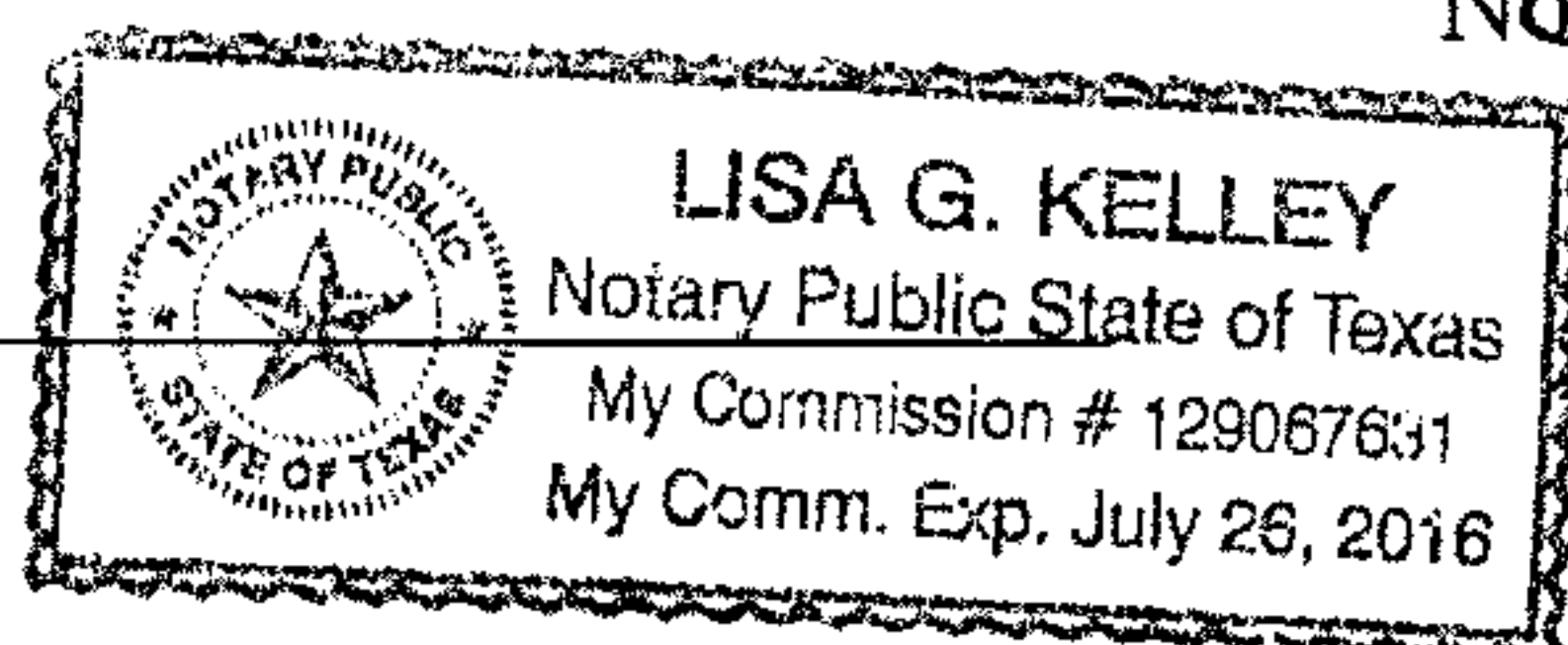
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michelle Murphy, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification, and is the person 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.

Given under my hand and official seal, this the 11 day of January, 2016.

Notary Public

My Commission Expires:



20160204000037320 02/04/2016 04:04:48 PM DEEDS 4/5

**EXHIBIT A
(LEGAL DESCRIPTION)**

Property address: 2021 Highview Way, Calera, AL 35040

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 962, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-
SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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Form RT-1