
20130128000037320 1/4 \$72.50
Shelby Cnty Judge of Probate, AL
01/28/2013 02:11:12 PM FILED/CERT

After Recording Return To:

Ricky Pickett
325 Willow Glen Ct., Alabaster, AL 35007

Mail Tax Forms To:

Ricky Pickett
325 Willow Glen Ct., Alabaster, AL 35007

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: REO-352833

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 23-5-22-0-001-051-039

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 23rd day of January, 2013, that for and in consideration of \$51,500.00 (Fifty-One Thousand Dollars and Five Hundred Dollars and no 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

Shelby County, AL 01/28/2013
State of Alabama
Deed Tax: \$51.50

Department of Veterans Affairs, Washington, DC 20420 herein referred to as **GRANTOR**, does hereby grant, bargain, sell and convey unto Ricky Pickett, whose tax-mailing address is 325 Willow Glen Ct., Alabaster, AL 35007, 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:

Lot 11, Block 3, according to the survey of WILLOW GLEN, SECOND SECTOR, as recorded in Map Book 8, Page 102, 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 AT 20121008000384290 SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 325 Willow Glen Ct., Alabaster, AL 35007

The legal description was obtained from a previously recorded instrument or was provide 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 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.



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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 23rd day of January, 2013.

THE SECRETARY OF VETERANS

AFFAIRS, An Officer of the United States of America

By: Sheritta Moore

Printed Name

Title

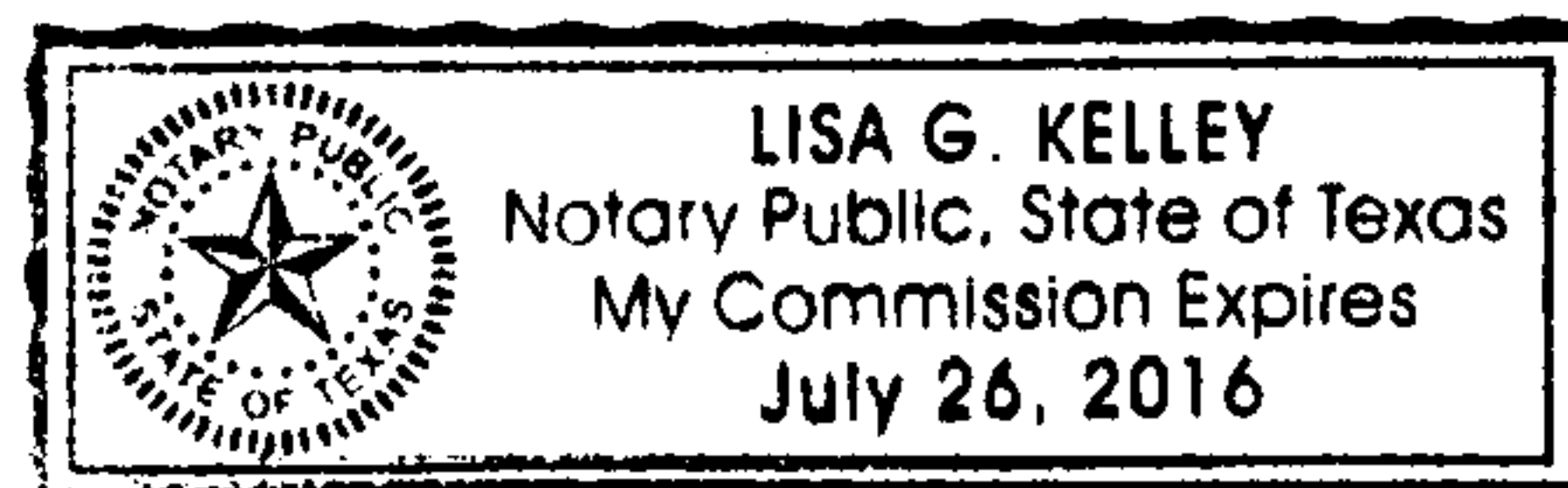
By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas }

COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Sheritta Moore 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 23rd day of January, 2013.



[Signature]
Notary Public

My Commission Expires: _____

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REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:
Secretary of Veterans Affairs
810 Vermont Ave NW
Washington, DC 20420

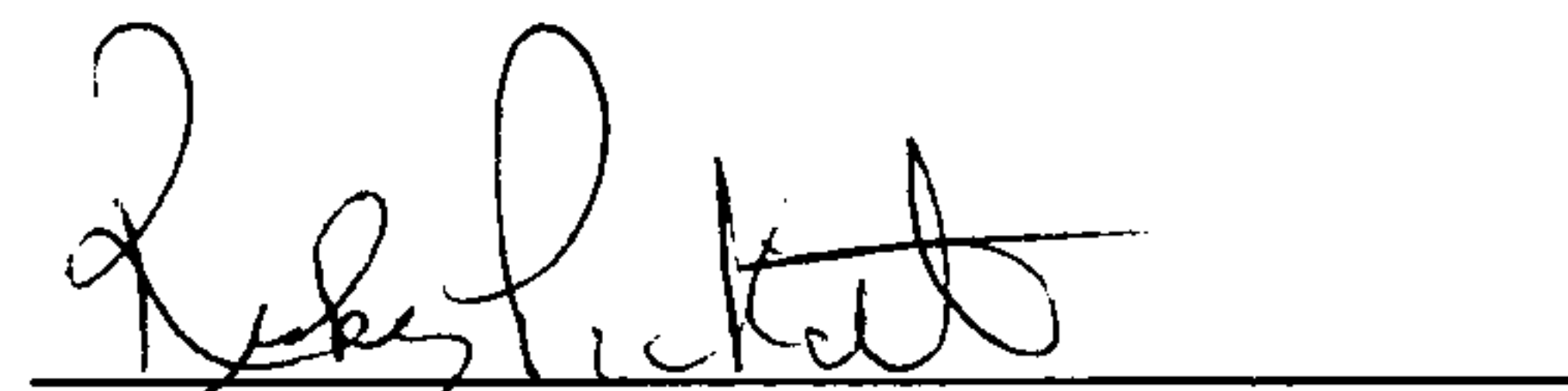
Grantee's Name and Mailing Address:
Ricky Pickett
8101 Highway 119 South R.P.
Alabaster, AL 35007

Property Address:
325 Willow Glen Court
Alabaster, AL 35007

Date of Sale: 01/25/2013
Total Purchase Price: \$51,500.00
Loan amount: None

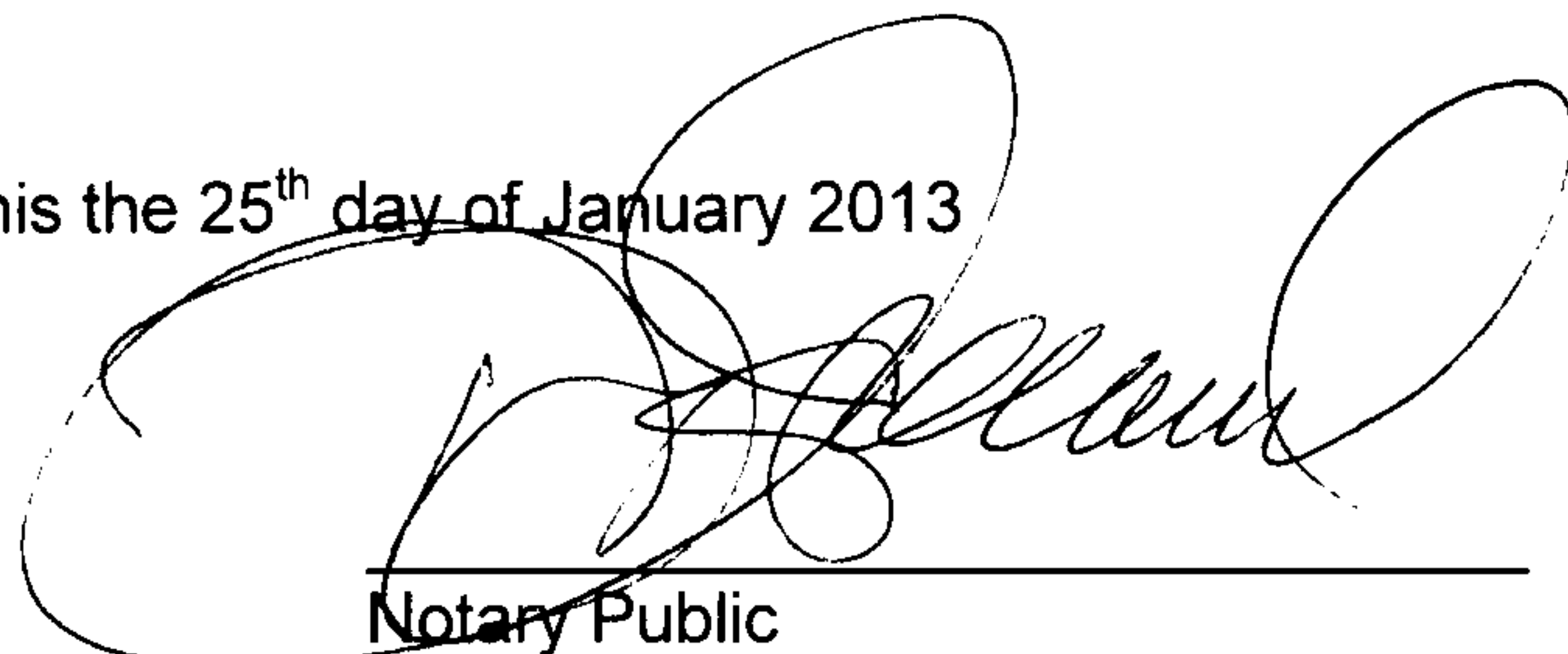
The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

I attest to the best of my knowledge and belief that the information contained in the foregoing document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

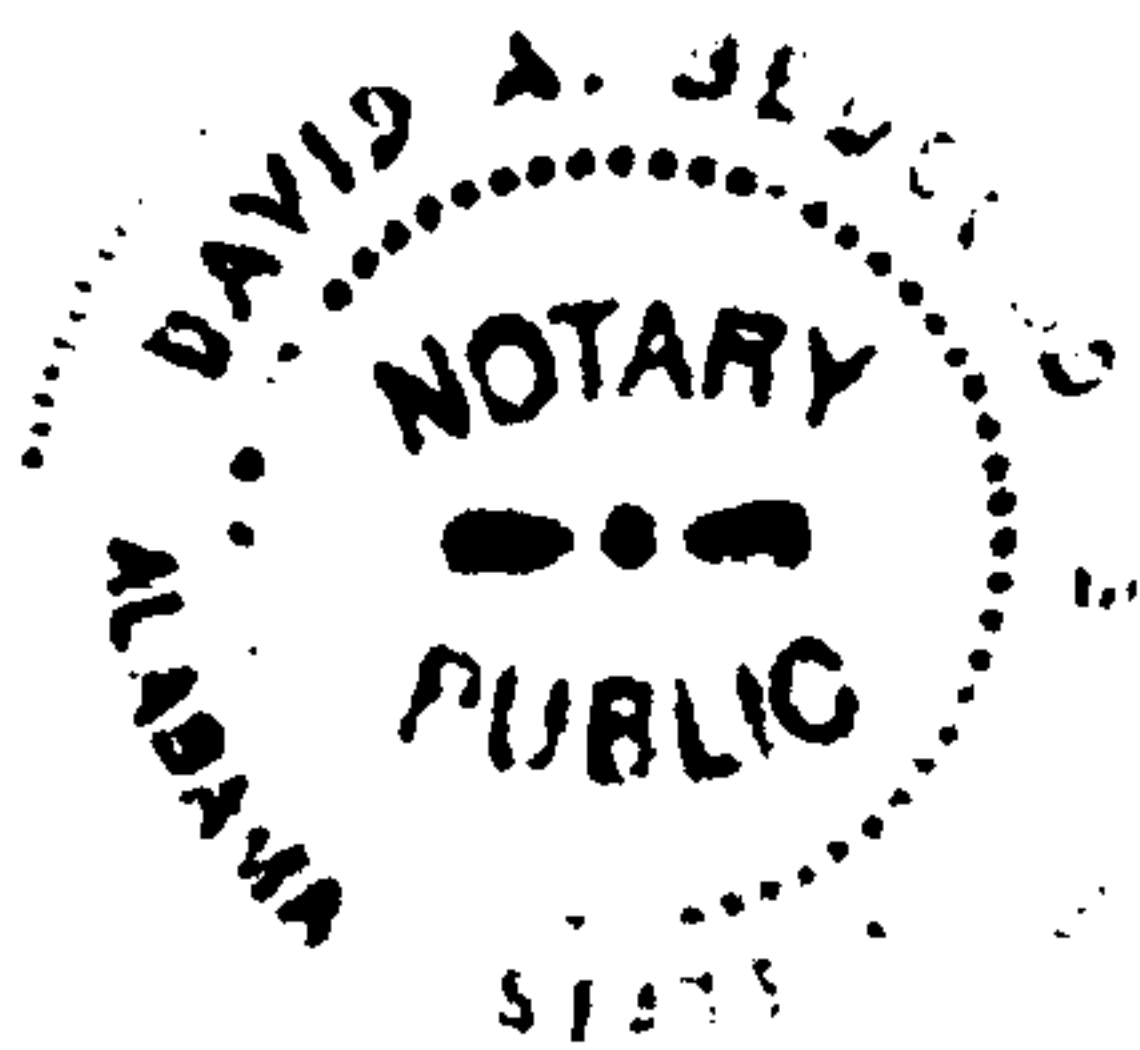


Name: Ricky Pickett
Date: 01/25/2013

Sworn to and subscribed before me on this the 25th day of January 2013



Notary Public
My commission expires: 8/16/15



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