

After Recording Return To:  
Estes, Sanders & Williams  
4501 Pine Tree Circle  
Vestavia Hills, AL 35243

Send Tax Notice To:  
Kelly Properties LLC  
4 Indianwood Terrace  
Pelham, AL 35124

STATE OF ALABAMA

)

)

SPECIAL WARRANTY DEED

COUNTY OF SHELBY

)

This Indenture, made on the 24 day of Oct., 2013 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Kelley Properties, LLC, an Alabama limited liability company whose address is 4 Indianwood Terrace, Pelham, Alabama 35124, hereinafter referred to as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Seven Thousand Dollars and No Cents (\$67,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Parcel 1: The East 85 feet of Lot 4, according the Survey of Indianwood Terrace as recorded in Map Book 9, Page 172, in the Probate Office of Shelby County, Alabama.

Parcel II: Begin at the Southeast corner of Lot 4, Indianwood Terrace Subdivision, thence Westerly parallel to the North line of said lot, 31.0 feet; thence Northerly parallel to the East line of said lot, 14.09 feet to the South line of said lot; thence Southeasterly along said lot line, 33.97 feet, more or less, to the point of beginning of tract of land herein described.

Property Address: 4 Indianwood Terrace, Pelham, Alabama 35124

TO HAVE AND TO HOLD to said Grantee in fee simple.

This conveyance is subject to all easements, rights of way, and restrictions of record affecting said property.



20131122000459640 1/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
11/22/2013 02:22:55 PM FILED/CERT

Shelby County, AL 11/22/2013  
State of Alabama  
Deed Tax: \$67.00

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 24 day  
of Oct, 2013.

[Signature]  
THE SECRETARY OF VETERANS AFFAIRS,  
An officer of the United States of America  
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)

Sarahantz, AVP  
Printed Name and Title

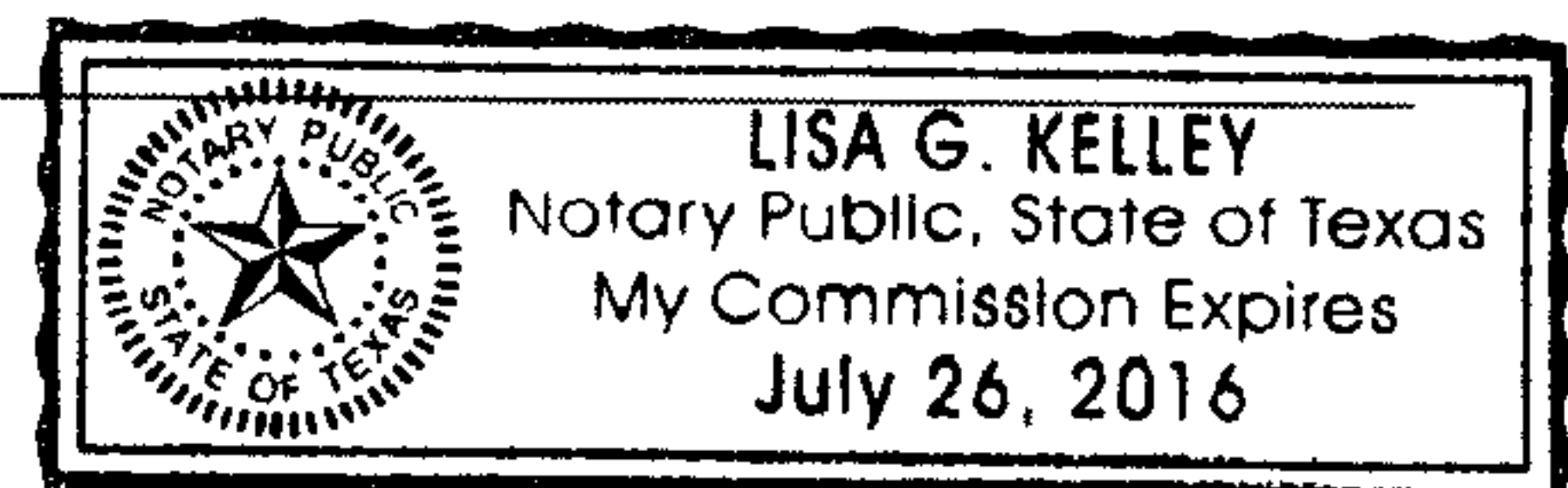
STATE OF Texas )  
COUNTY OF Denton )

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


In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State  
of Texas aforesaid, this 24 day of Oct, 2013.

[Signature]  
NOTARY PUBLIC  
My Term Expires: \_\_\_\_\_

**GRANTEE'S ADDRESS:**  
Kelley Properties, LLC  
4 Indianwood Terrace  
Pelham, Alabama 35124



**PREPARED BY:**  
Jeramie J. Fortenberry, Esq.  
ASB 8394-J71F  
P.O. Box 3479  
Gulfport, Mississippi 39505  
Phone: (228) 206-4939

  
20131122000459640 2/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
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This deed was prepared by Jeramie J. Fortenberry, ASB 8394-J71F, who certifies that it is in a  
form that is in accordance with applicable local, state and Federal law.



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1*

Grantor's Name: Dept of Veterans Affairs Grantee's Name: Kelly Properties LLC

Mailing Address: 810 Vermont Ave Mailing Address: 4 Indianwood Terr  
Washington DC Pelham AL 35124  
20420

Property Address: 4 Indianwood Terr.  
Pelham AL 35124

Date of Sale: 10/24/13 Total Purchase Price: \$ 67,000.00  
OR Actual Value: \$ \_\_\_\_\_  
OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property Address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property is conveyed.

Total Purchase Price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.


Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided an the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 (h).

Date: 10/24/13 Print Name: William Cockrell

Signature: [Signature]  
☐ Grantor ☐ Grantee ☐ Owner ☒ Agent

☐ Unattested \_\_\_\_\_  
(Verified by)

  
20131122000459640 3/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
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