



20140305000060170 1/6 \$88.00
Shelby Cnty Judge of Probate, AL
03/05/2014 11:14:33 AM FILED/CERT

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After Recording Return To:
PATRICK COCKRELL, ESQ.
ESTES, SANDERS AND WILLIAMS, LLC
4501 PINE TREE CIRCLE
VESTAVIA AL 35243

Mail Tax Forms To:
GILAD OZ
1896 CHANDALAR COURT, PELHAM, AL 35124

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 53688

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 13-1-01-4-401-001.002

SPECIAL WARRANTY DEED

Shelby County, AL 03/05/2014
State of Alabama
Deed Tax: \$59.00

14-0057

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 10 day of February, 2014, that for and in consideration of \$59,000.00 (Fifty Nine 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, Washington, DC 20420 herein referred to as GRANTOR, does hereby grant, bargain, sell and convey unto GILAD OZ, whose tax-mailing address is 1896 CHANDALAR COURT, PELHAM, AL 35124, 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 20131121000456880 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 1896 CHANDALAR COURT, PELHAM, AL 35124
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.


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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.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 10 day of Feb., 2014.

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

By: Sara Hartz

Sara Hartz, AVP

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 }

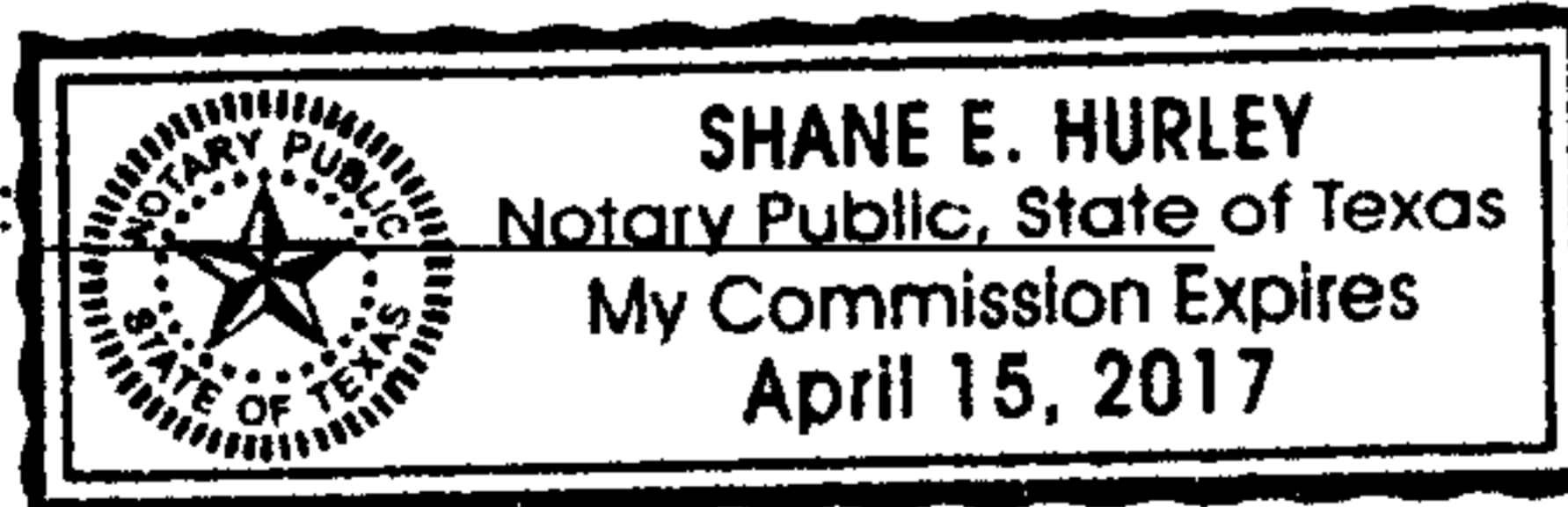
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared Sara Hartz, 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 10 day of Feb., 2014.

SE Hurley
Notary Public

My Commission Expires:



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EXHIBIT A
(LEGAL DESCRIPTION)

Unit "B". Building 9, of Chandalar South Townhomes, Phase 2, as recorded in Map Book 7, Page 166, A & B, located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said $1\frac{1}{4}$ - $1\frac{1}{4}$ Section; thence in a Northerly direction, along the East line of said $1\frac{1}{4}$ - $1\frac{1}{4}$ Section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction a distance of 194.76

feet; thence 90 degrees left in a southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said building 9; thence 85 degrees 51 minutes right in a southwesterly direction along the outer face of said wood fence extending across the front of Units "D" and "C", a distance of 42.95 feet to the point of beginning; thence continue in a southwesterly direction along the outer face of said wood fence extending across the front on Unit "B", a distance of 24.22 feet to the centerline of a wood fence common to Units "A" and "B", thence 90 degrees right in a northwesterly direction along the centerline of said wood fence a party wall and another wood fence both common to Units "A" and "B" and the SW outer face of a storage building; thence 90 degrees right in a northeasterly direction along the NW outer face of said storage building, a distance of 6.45 feet to the NE corner of said storage building, thence 90 degrees right in a southeasterly direction along the NE outer face of said storage building, a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said wood fence, a party wall and another wood fence, both common to Units "B" and "C", a distance of 67.64 feet to the point of beginning. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>The Secretary of Veterans Affairs</u>	Grantee's Name	<u>Gilad Oz</u>
Mailing Address	<u>810 Vermont Ave NW</u> <u>Washington DC 20420</u>	Mailing Address	<u>5065 Gold Leaf Lane</u> <u>Pinson, AL 35126</u>
Property Address	<u>1896 Chandalar Court</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>February 24, 2014</u>
		Total Purchase Price	<u>\$59,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

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 was 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 and 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 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this 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).

Date 19 February 24, 2014

Print Gilad Oz

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

SIGNATURE CONFIRMED
P. ALEXANDER, ADV.

Grantee



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