



20140509000140230 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
05/09/2014 10:52:41 AM FILED/CERT

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After Recording Return To:
SARAH STANFORD and EMILY STANFORD
2069 FOREST LAKES LANE, CHELSEA, AL 35043

Mail Tax Forms To:
SARAH STANFORD and EMILY STANFORD
2069 FOREST LAKES LANE, CHELSEA, AL 35043

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: 51196

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 09-52-10-0-00-001.455

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 day of , 2014, that for and in consideration of \$141,000.00 (One Hundred Forty One 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, DC 20420 herein referred to as **GRANTOR**, does hereby grant, bargain, sell and convey unto SARAH STANFORD and EMILY STANFORD, whose tax-mailing address is 2069 FOREST LAKES LANE, CHELSEA, AL 35043, 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 20131121000457870 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.


PROPERTY ADDRESS: 2069 FOREST LAKES LANE, CHELSEA, AL 35043
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.


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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 29th day of April, 2014.

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

By: *[Signature]*

Diana Hawley, 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 }

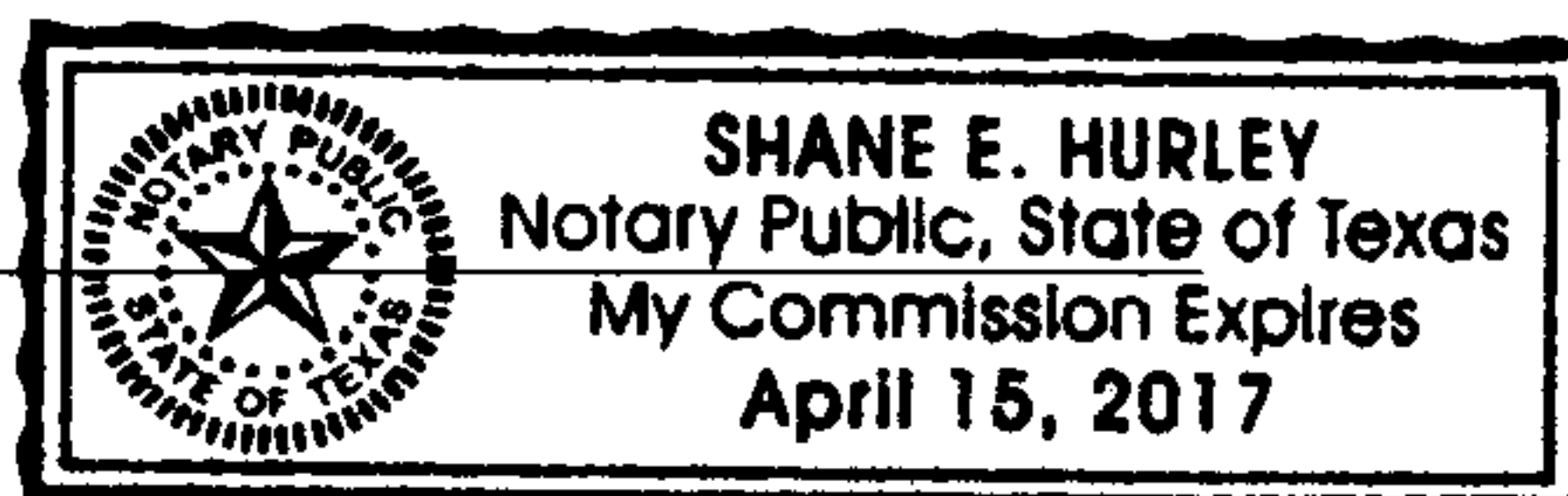
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Diana Hawley, 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 29th day of April, 2014.

[Signature]
Notary Public

My Commission Expires:



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EXHIBIT A
(LEGAL DESCRIPTION)

Lot 483, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A in the Probate Office of Shelby County, Alabama.

\$141,000.00 of the above consideration was paid from the proceeds of two purchase money mortgages executed simultaneously herewith.



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