Return to and send tax notice to Grantee(s) at: Darnell Eggleston and Nakisha Paul, 309 Kevin Way, Helena, AL 35022

Prepared by: George Vaughn, Esquire* 300 Cahaba Park Circle, Suite 200 Birmingham, Alabama 35242

SPECIAL WARRANTY DEED

20170811000292080 08/11/2017 03:02:42 PM DEEDS 1/3

STATE OF ALABAMA COUNTY OF SHELBY

Exempt from Withholding Tax per AL Code §40-18-86 (d)(3)

_day of Avaluation, 2017.

Consideration = 172, 303 = 1 THIS INDENTURE WITNESSETH, 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, ("Grantor") CONVEYS AND SPECIALLY WARRANTS to Darnell Eggleston and Nakisha Paul, whose address is 800 Valleyview Road C46, Pelham, AL 35124 ("Grantee(s)") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

LOT 17 ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, THE HIGHLANDS AS RECORDED IN MAP BOOK 11, PAGE 25 A & B, SHELBY COUNTY, ALABAMA RECORDS. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 6/20/2017 at Instrument No. 20170620000219220 in the records of Shelby County, Alabama.

Commonly known as 309 Kevin Way, Helena, AL 35022. This address is provided for informational purposes only.

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership and not otherwise.

[Signature Page Follows]

REO 116270

20170811000292080 08/11/2017 03:02:42 PM DEEDS 2/3

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America
By: Dhinda To
March Danus, Avo
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)
ACKNOWLEDGMENT
STATE OF TEXAS)
)
COUNTY OF DENTON
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Menagement 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.
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas
aforesaid, this day of \frac{\frac}{\frac}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fir}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fracc{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fraccc}\f
Notary Public LISA G KELLEY Notary Public State of Toyas
Notary Public State of Texas My Commission # 129087631
My Commission Expires: My Comm. Exp. July 26, 2020
Prepared by a livensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and lid not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The

*Prepared by a ligensed autorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/info@betterslawfirm.com/(713) 360-6290.

Real Estate Sales Validation Form

	Grantor's Name	The Secretary of Veterans Affairs	ccordance with Code of Alabama 19 Grantee's Name	Darnell Eggleston and Nakisha Paul	
	Mailing Address	810 Vermont Avenue NW	Mailing Address		
		Washington, DC 20420		Helena, AL 35022	
	Property Address	309 Kevin Way	Date of Sale	08/09/2017	
	* ************************************	Helena, AL 35022	Total Purchase Price		
			or		
			Actual Value	\$	
01708110	00292080 08/11	/2017 03:02:42 PM	DEEDS 3/3 or Assessor's Market Value	\$	
	The purchase price exidence: (check of Bill of Sale Sales Contract Closing Staten	ne) (Recordation of docu t	on this form can be verified in the imentary evidence is not require Appraisal Other	e following documentary ed)	
	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 their	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 to property is being	Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.			
	Property address - t	Property address - the physical address of the property being conveyed, if available.			
	Date of Sale - the d	Date of Sale - the date on which interest to the property was conveyed.			
	Total purchase price being conveyed by	both real and personal,			
	Actual value - if the conveyed by the institute licensed appraiser of	both real and personal, being appraisal conducted by a			
	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 pen 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 tru accurate. I further understand that any false statements claimed on this form may result in the imposof the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).				
	Date 8/11/17		Print Jeff W. Parmer		
	Unattested		Sign	in a contract of the contract	
		(verified by)		Owner/Agent) circle one	
			Serve of the serve	Form RT-1	



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 08/11/2017 03:02:42 PM **\$30.00 CHERRY**

20170811000292080