

Recording requested by:

and when recorded, please return this deed
and tax statements to:



20120820000309660 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
08/20/2012 03:14:50 PM FILED/CERT

Shelby County, AL 08/20/2012
State of Alabama
Deed Tax: \$2.50

Above reserved for official use only

QUITCLAIM DEED

This Indenture, made on the 27th day of July, 2012 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Nick A. Lambert, whose address is 3412 Far Hill Circle, Birmingham, AL 35243, hereinafter referred to as Grantee.

THE GRANTOR FOR A VALUABLE CONSIDERATION, in the amount of ONE HUNDRED THIRTEEN THOUSAND AND NO/100 DOLLARS (\$113,000.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee all right, title, interest and claim to the following real estate in the City of Pelham, County of Shelby, State of Alabama with the following legal description:

Lot 76, Phase 2, according to the Survey of 1st Addition to Ivy Brook, as recorded in Map Book 19, Page 35, in the Probate Office of Shelby County, Alabama.

More commonly known as: 115 IVY CIRCLE, PELHAM, AL 35124

Tax/Parcel Identification: 13-6-23-1-004-023

Transfer Tax Exempt: Code of Alabama 1975 § 40-18-86(d) (3) The transferor is an authority of the United State of America.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee. Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Signature: _____

Print Name: Eric Sims, Asst VP



20120820000309660 2/4 \$23.50
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EXECUTED this day of July 27, 20 12

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

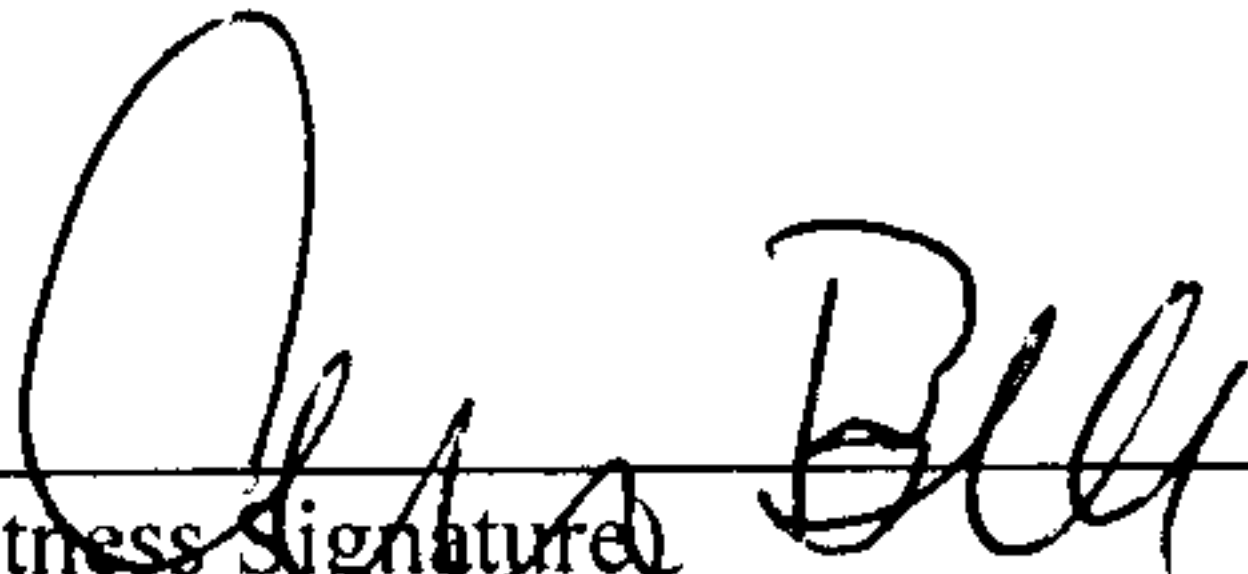
**By the Secretary's duly authorized property management
contractor, Bank of America N.A.,
successor by merger to BAC Home Loans, Servicing LP,
FKA Countrywide Home Loans Servicing LP,**

**Pursuant to a delegation of Authority found at 38 C.F.R. §
36.4345(f)**


Date: 07/27/2012

Signature: 

Printed Name: Eric Sims, Asst VP


(Witness Signature)

Print Name: Amy Bell


(Witness Signature)

Print Name: Anibal Rivera

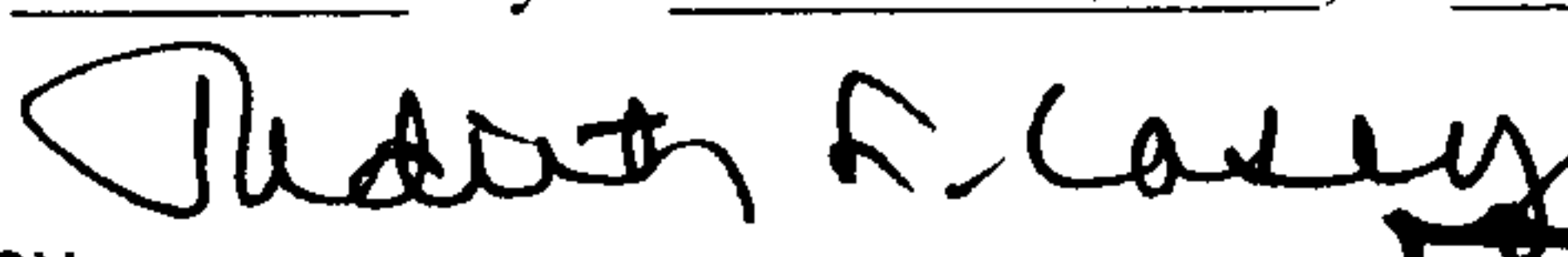
State of Texas

} ss

County of Collin

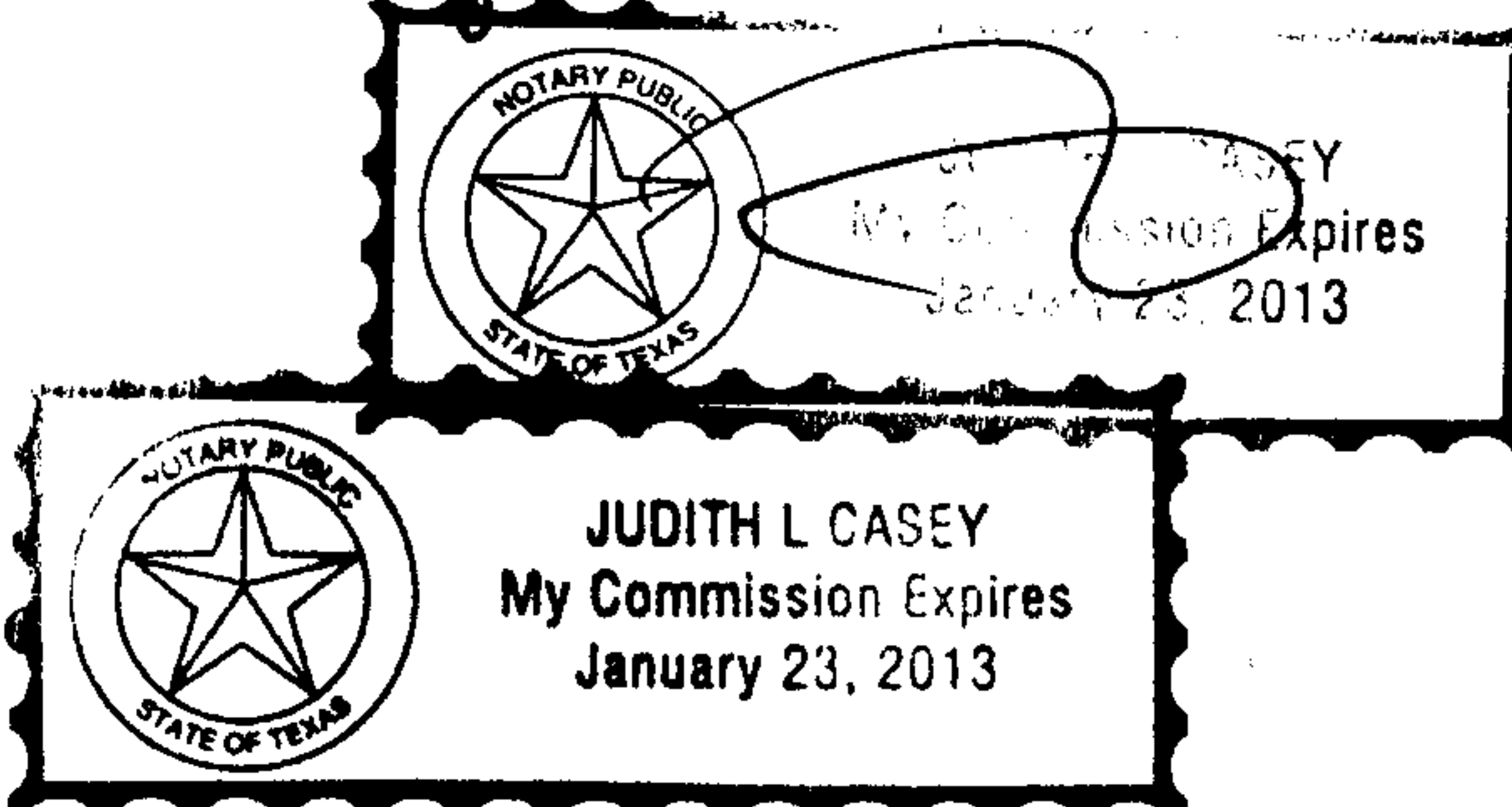
On this date, before me personally appeared Eric Sims, Asst VP, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the 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 27th day of July, 20 12.

Notary Public 
Judith L Casey
My term expires: 01/23/2013

This instrument was prepared by:

Alivia Kassab Arabo, Esq
The Law Offices of Kassab Arabo, PLLC
6775 Daly Road, Suite 104
West Bloomfield, MI 48322



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



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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 DEPARTMENT OF VETERANS AFFAIRS
Mailing Address WASHINGTON, DC 20420

Grantee's Name NICK A. LAMBERT
Mailing Address 115 IVY CIRCLE
PELHAM, AL 35124

Property Address 115 IVY CIRCLE
PELHAM, AL 35124

Date of Sale August 7, 2012
Total Purchase Price \$ 113,000.00



20120820000309660 4/4 \$23.50
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or
Actual Value \$

or
Assessor's Market Value \$

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)

☐ 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 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 8-16-12

Print Nick Lambert

Notarized

Duffy Lupton
NOTARY PUBLIC (verified by)

Sign

Nick Lambert

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

11-27-15