

20120910000341960 1/3 \$153.00
Shelby Cnty Judge of Probate, AL
09/10/2012 01:27:39 PM FILED/CERT

Prepared by:
A. Barros
P.O. Box 60114
Palm Bay, FL 32906

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed this 8th day of August, 2012, by and between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as GRANTOR; and KELLIE EUBANKS, whose mailing address is: 3009 Regent Park Circle, Birmingham, AL 35242, as GRANTEE.

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$225,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in the County of SHELBY, State of ALABAMA, more particularly described as:

See EXHIBIT "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:



Witness signature
print witness name Nubia Escobar



Witness signature
print witness name Cindy Ton

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,
f/k/a Countrywide Home Loans Servicing LP,
pursuant to a delegation of authority found
at 38 C.F.R. 36.4345(f).

By: 

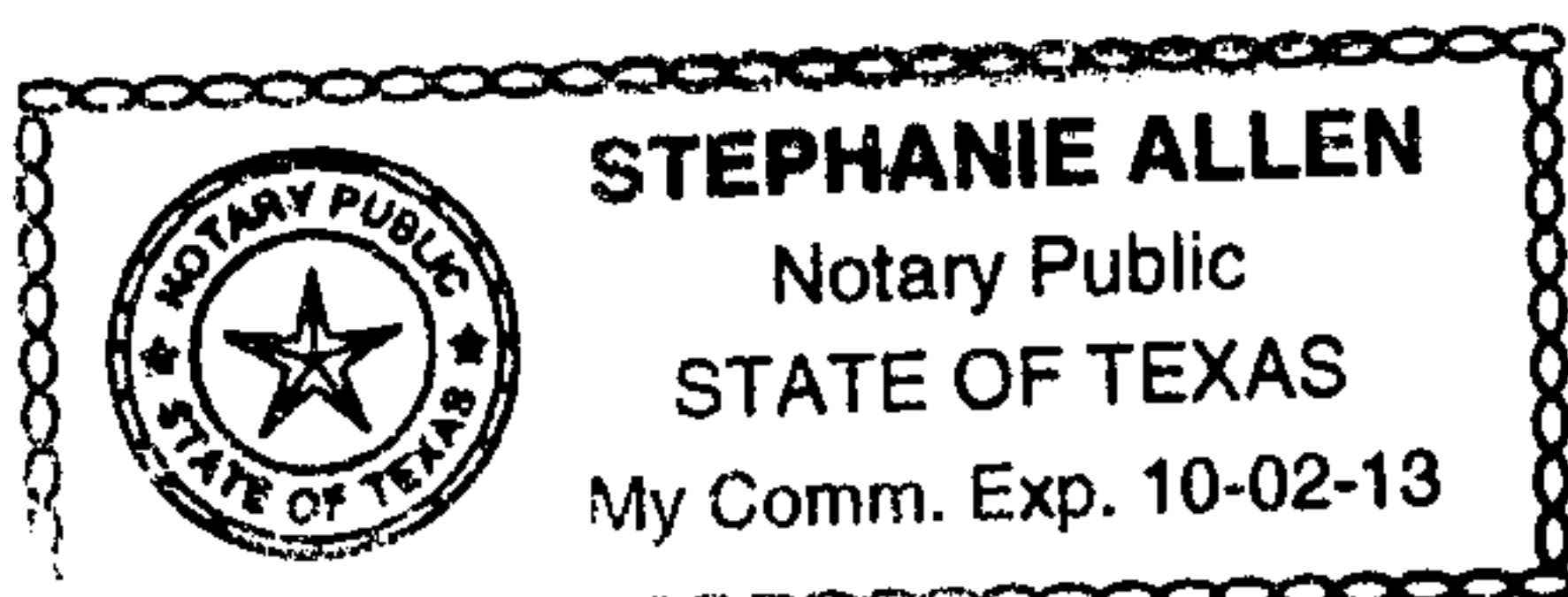
Its: Alecia Bryant, AVP


STATE OF TEXAS:
COUNTY OF COLLIN:

On this date, before me personally appeared Alecia Bryant, 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/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the State of Texas aforesaid, this 8th day of August, 2012.

A-41678
(Notary Seal)




Notary Public
Print name: Stephanie Allen
Notary Commission No.: _____
My Commission Expires: 10-2-2013

Shelby County, AL 09/10/2012
State of Alabama
Deed Tax: \$135.00



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EXHIBIT "A"

Lot 59, according to The Village at Highland Lakes, Regent Park Neighborhood, Phase Four, an Eddleman Community, as recorded in Map Book 40, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Secretary of
Mailing Address Veterans Affairs

Grantee's Name Kellie Eubanks
Mailing Address 3009 Regent Park Circle
Birmingham AL 35242

Property Address 3009 Regent Park Circle
Birmingham AL 35242

Date of Sale 8-10-12

Total Purchase Price \$ 225,000

or
Actual Value \$

or
Assessor's Market Value \$



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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 8-10-12

Print Kellie Eubanks

Unattested

Sign

Kellie Eubanks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Charles D. Stewart, Jr. My Commission Expires 4-30-16