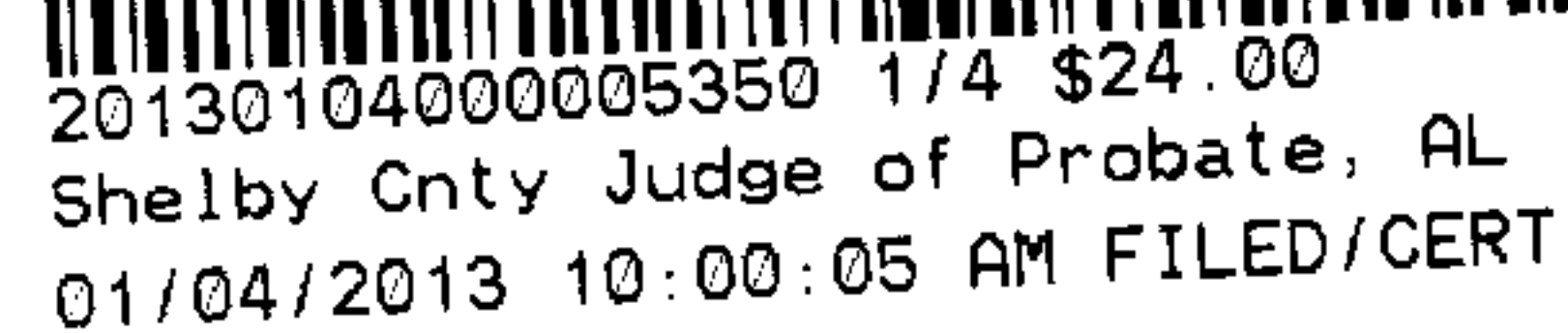


**The document prepared by** )  
**Angelina M. Whittington, Esq.** )  
**FL, AL, & MO Barred** )  
**235 W. Brandon Blvd, #191** )  
**Brandon, FL 33511 866-755-6300** )



Shelby County, AL 01/04/2013  
State of Alabama  
Deed Tax:\$3.00

*Space above this line for recorder's use only*

SHELBY COUNTY }

**Tax ID: 15-3-05-2-004-046.000**

Staci Curtis

321 Honeysuckle Lane  
Chelsea, AL 35043

## 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 18<sup>th</sup> day of Dec, 2012, that for and in consideration of ONE HUNDRED SIXTY-THREE THOUSAND and 00/100 DOLLARS (\$163,000.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee 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 STACI CURTIS, a single/married/unmarried woman, residing at 321 Honeysuckle Lane, Chelsea, AL 35043, (herein referred to as **GRANTEE**), the following lot or parcel of land, situated in the state of Alabama, and being more particularly described as follows:

**LOT 452, ACCORDING TO THE MAP AND SURVEY OF WINDSTONE  
IV AS RECORDED IN MAP BOOK 27 AT PAGE 55, SHELBY COUNTY,  
ALABAMA RECORDS.**

**BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED 8-28-12, BY INSTRUMENT NUMBER 20120828000323170 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 321 Honeysuckle Lane, Chelsea, AL 35043

*The legal description was obtained from a previously recorded instrument or was provided by seller.*

**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 forever.

**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 forever 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.

*(SIGNATURE PAGE TO FOLLOW)*

  
20130104000005350 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 10:00:05 AM FILED/CERT



IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 18 day of December, 2012.

**Recording state does not require witnesses.**  
{signatures in black ink only}

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

By: [Signature]

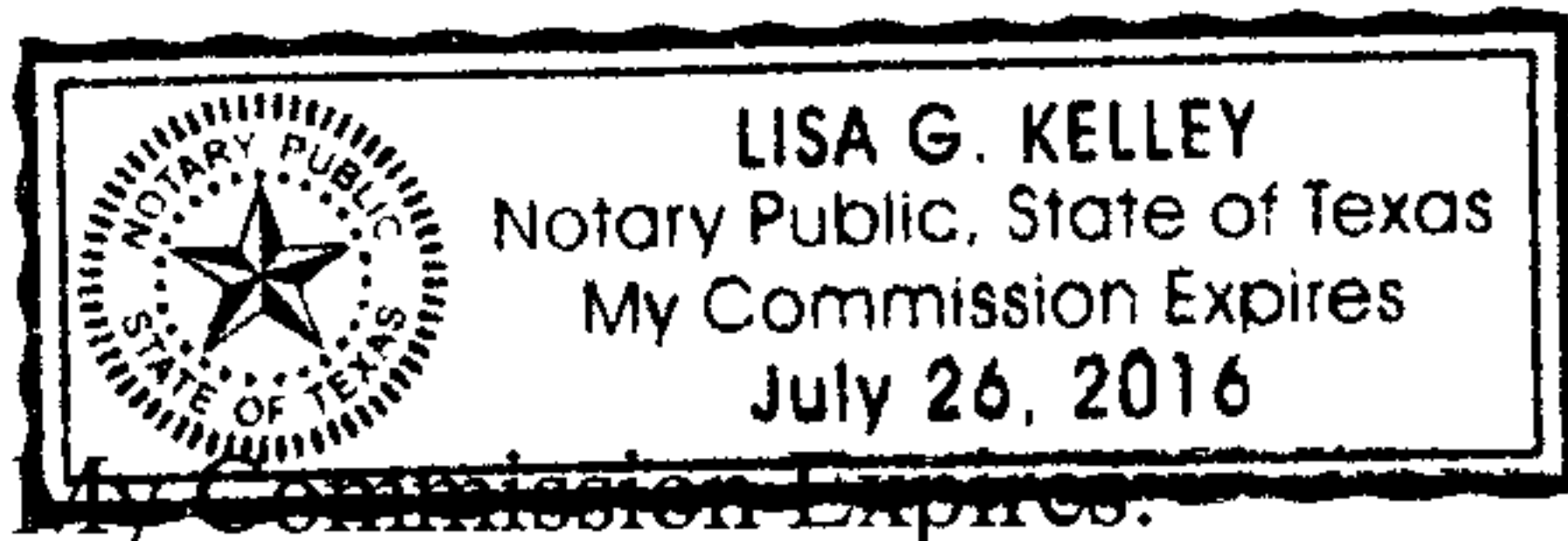
Asinley Brent, ANP  
Printed Name Title

*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 [Signature], 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) who is known to me or has shown \_\_\_\_\_ as identification, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

Given under my hand and official seal, this the 18 day of Dec, 2012.



[Signature]  
NOTARY PUBLIC

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor. Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

20130104000005350 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 10:00:05 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Dept. of VA  
Mailing Address 810 Vermont Ave NW  
Washington DC 20420

Grantee's Name Staci Curtis  
Mailing Address 321 Honey Suckle Ln  
Chesler AL 35043

Property Address 321 Honey Suckle Ln  
Chesler AL 35043

Date of Sale 12-29-12  
Total Purchase Price \$ 163,000

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 12/29/12

Print Staci Curtis

Unattested \_\_\_\_\_

(verified by)

Sign Staci Curtis  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

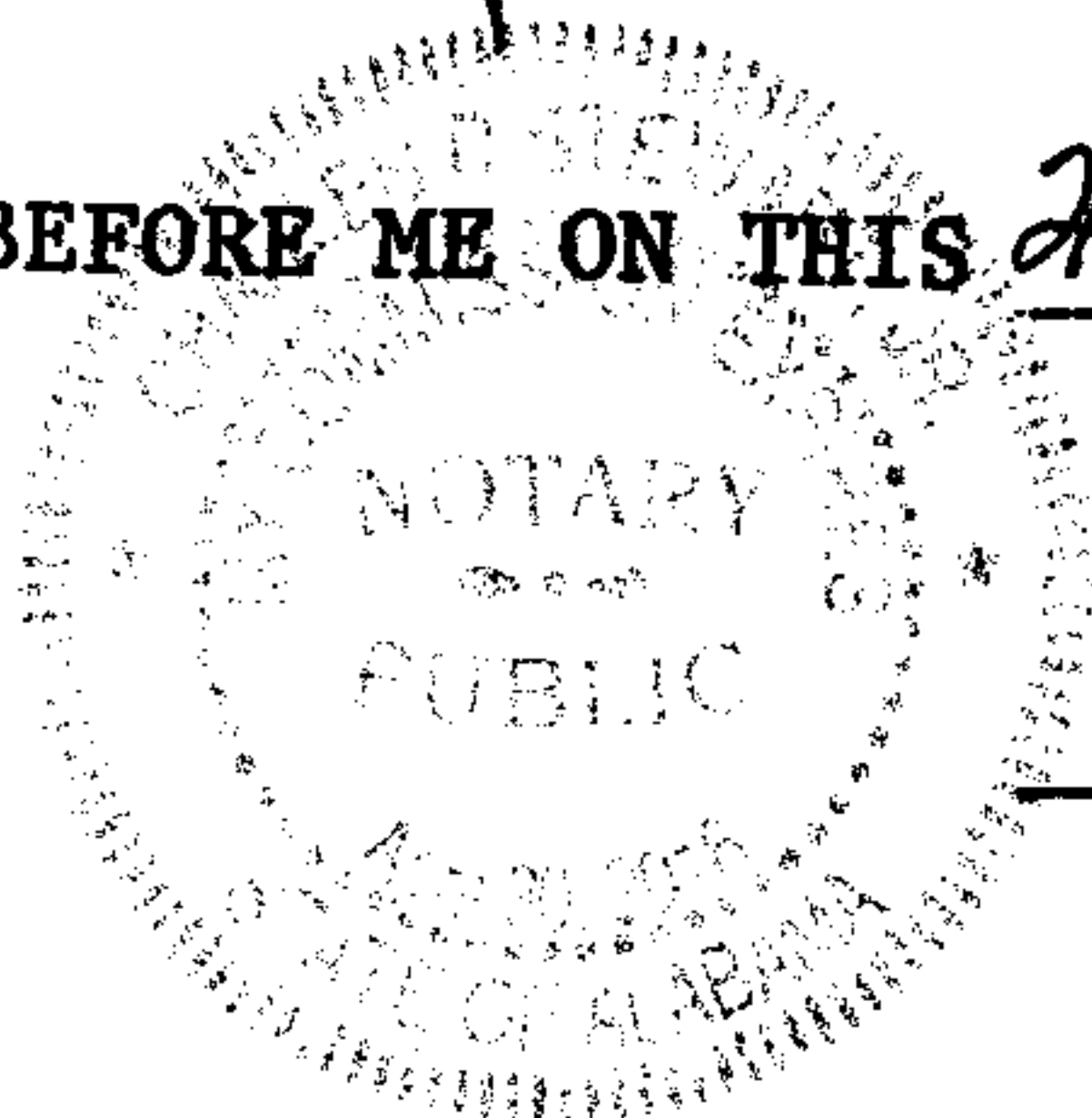
STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2012.

COUNTY OF SHELBY



20130104000005350 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 10:00:05 AM FILED/CERT



[Signature]  
NOTARY PUBLIC