

Send tax notice to:

JONATHAN DILLS
218 CAMDEN LAKE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012601

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY SEVENT THOUSAND AND DOLLARS and 00/100 (\$127,000.00) in hand paid to the undersigned, THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, hereinafter referred to as "Grantors") by JONATHAN DILLS (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 105, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE, SECTOR 8, AS RECORDED IN MAP BOOK 31, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF FINAL PLAT OF CAMDEN COVE, 8TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT NO. 20030509000286280, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS WITH EASEMENT RECORDED IN INSTRUMENT NO. 20030612000368450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. OIL, GAS AND MINERAL LEASE AND EASEMENT TO ATLANTIC RICHFIELD RECORDED IN DEED BOOK 321, PAGE 626, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. PERMIT GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 247, PAGE 839, IN THE PROBATE OFFICE OF SHELBY COUTNY, ALABAMA.

\$ 124,699 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 10th day of December, 2012.


20130123000030050 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:48:23 AM FILED/CERT

THE SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES OF
AMERICA

BY: 

PRINTED NAME

TITLE

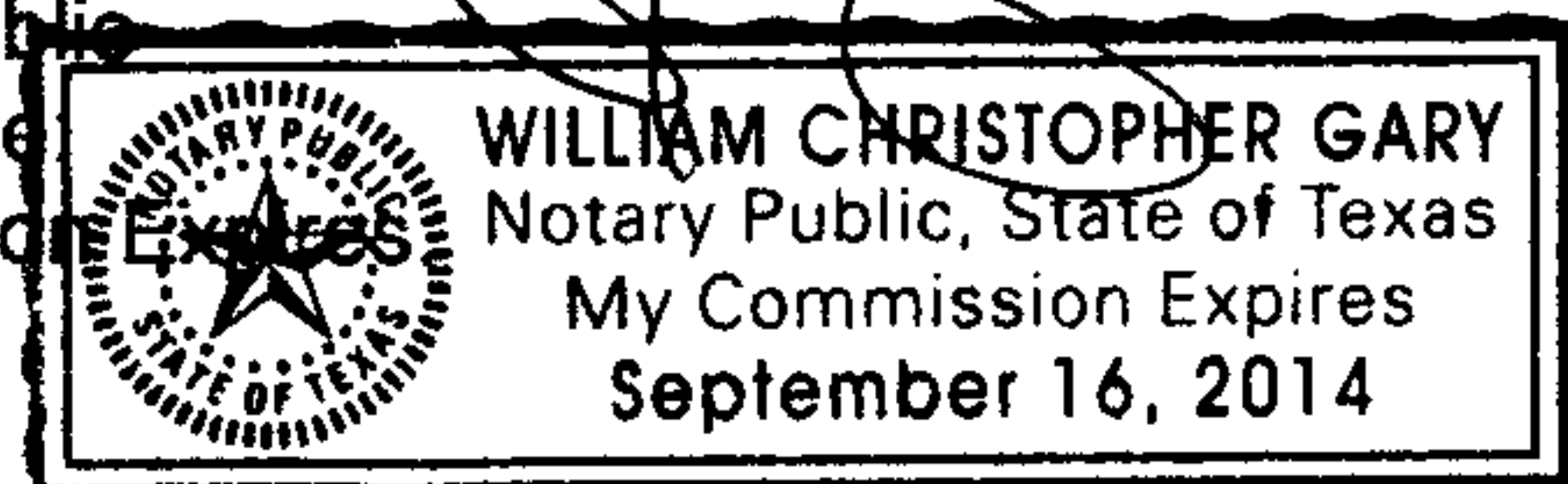
BY: THE SECRETARY'S DULY AUTHORIZED
PROPERTY MANAGEMENT CONTRACTOR,
VENDOR RESOURCE MANAGEMENT
PURSUANT TO A DELEGATION OF
AUTHORITY FOUND AT 38 C.F.R 36.43545(f)

STATE OF Texas
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mandy Lynn George, 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(d), is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, as such and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of December, 2012.

Notary Public
Print Name
Commission Expires



20130123000030050 3/3 \$20.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:48:23 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 Jonathan S Dills
Mailing Address 218 Camden Lake Dr.
Calumet AL 35040

Property Address 218 Camden Lake Dr.
Calumet AL 35040

Date of Sale 1-9-13

Total Purchase Price \$ 127,000

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.

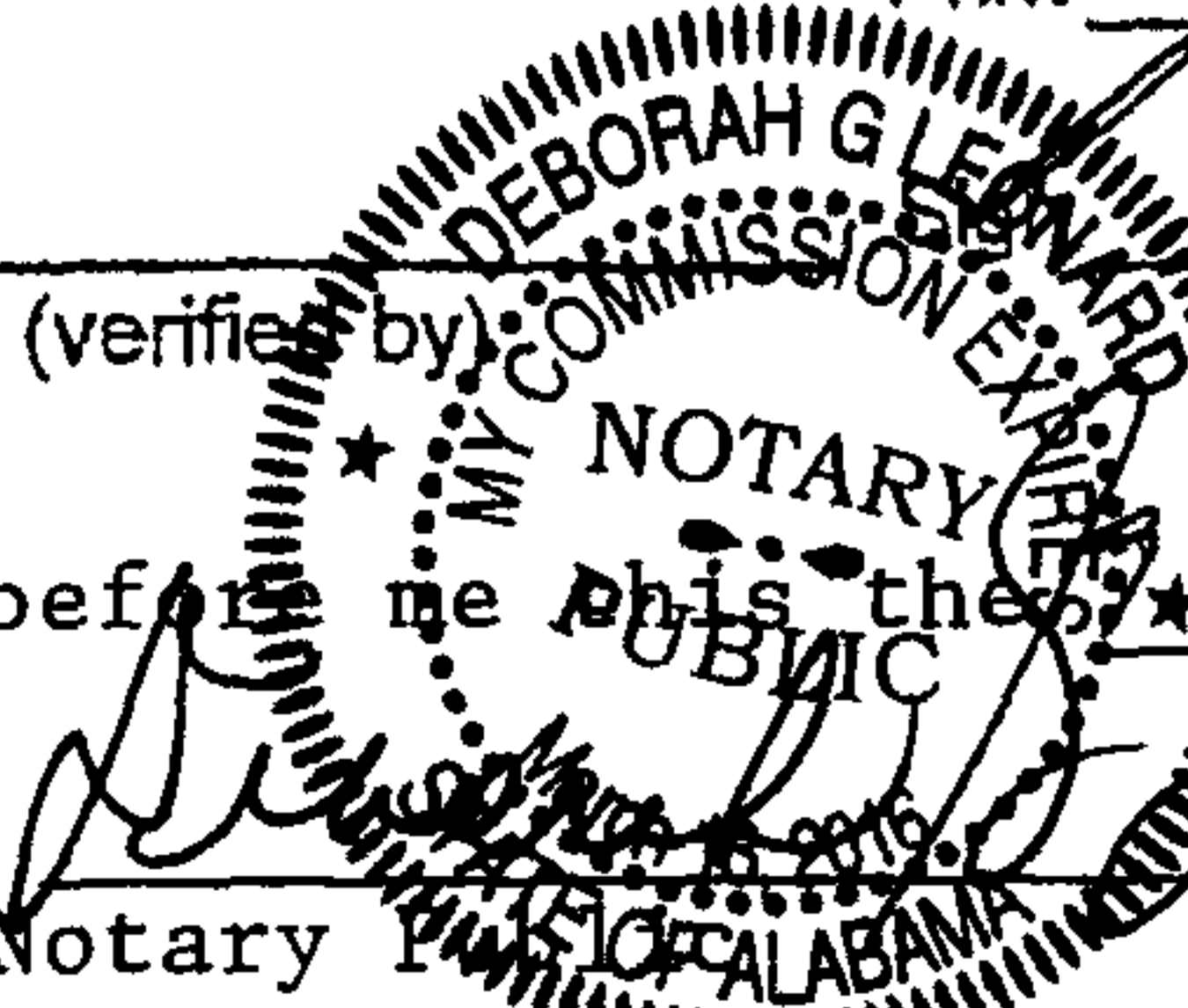
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 1-9-13

Print

Unattested



Jonathan S Dills

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Sworn to and subscribed before me this 9th day of January, 2013.

Notary Public, Alabama