

QUITCLAIM DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
David Asafir
137 Business Center Dr.
Birmingham, AL 35244

20130312000103040 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
03/12/2013 01:53:48 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of the sum of **Ninety thousand and no/100 (\$90,000.00)** in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned **The Secretary of Veterans Affairs**, hereby remises, releases, quit claims, grants, sells and conveys to **David Asafir** (herein referred to as Grantee), all right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 51, according to the Survey of Final Plat Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to all outstanding rights of redemption from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated December 5, 2012 and recorded in Instrument No. 20130102000000320. Said rights to expire one (1) year from December 5, 2012.


Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantee forever.

Given under my hand and seal this 4th day of March, 2013.

Shelby County, AL 03/12/2013
State of Alabama
Deed Tax: \$90.00

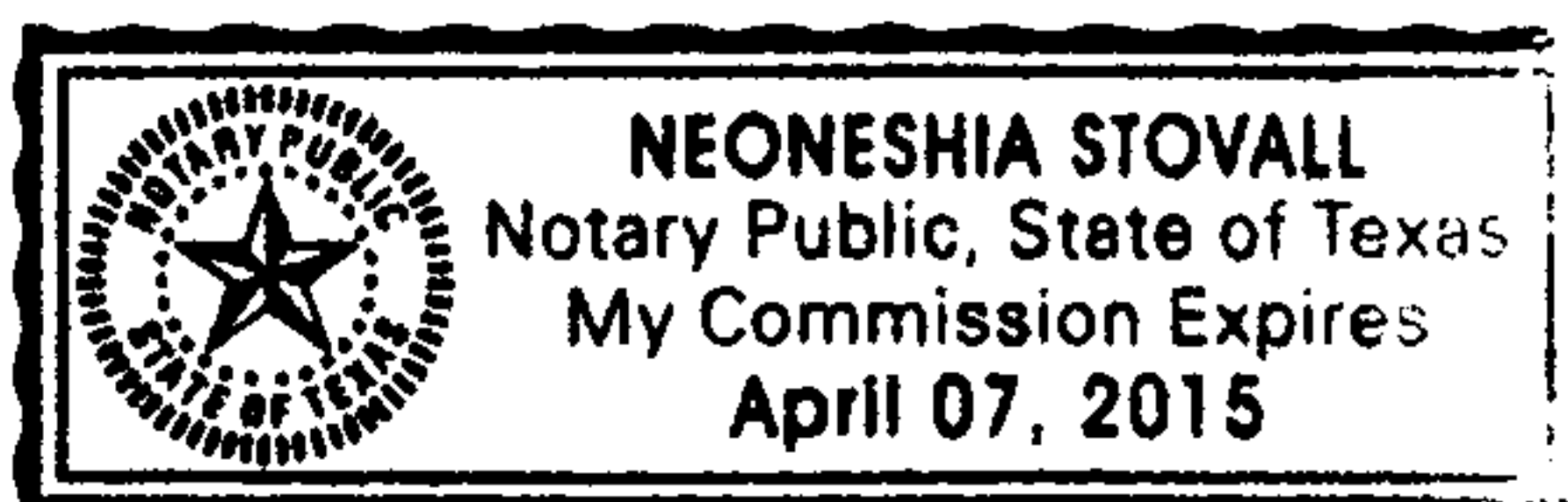


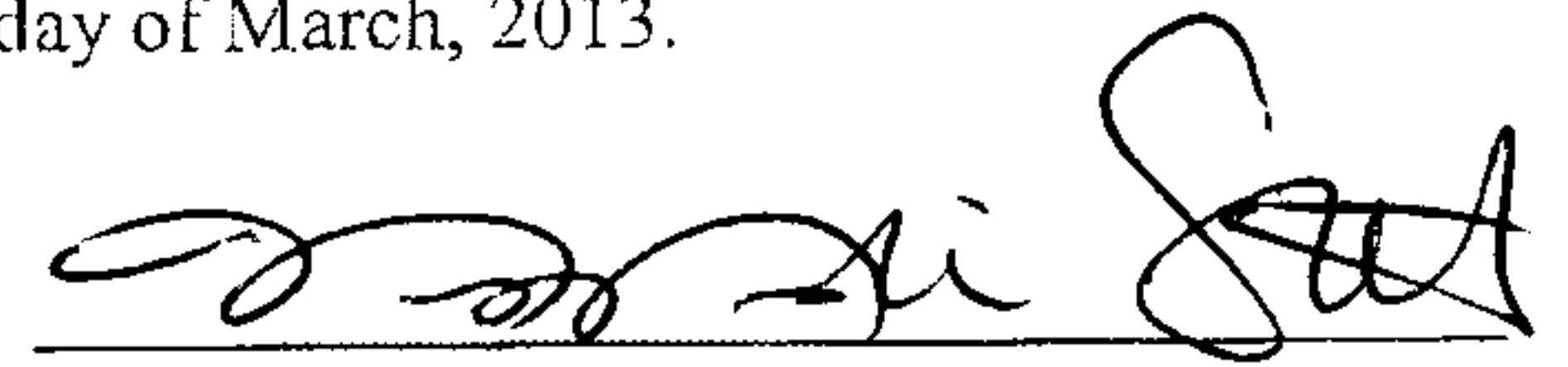
THE SECRETARY OF VETERANS AFFAIRS *Shenita Moore AVP*
An officer of the United State of America By the Secretary's duly authorized property Management contractor, Vendor Resource Management Pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shenita Moore, whose name as AVP of The Secretary of Veterans Affairs, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal this 4th day of March, 2013.





Notary Public
My Commission Expires: 4/7/2015

Real Estate Sales Validation Form

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

Grantor's Name The Secretary of Veterans Affairs
Mailing Address 810 Vermont Ave. NW
Washington, DC 20420

Grantee's Name David Asafir
Mailing Address 137 Business Center Dr.
Birmingham, AL 35244

Property Address 200 Park Village Circle
Alabaster, AL 35007

Date of Sale 03/05/2013
Total Purchase Price \$ 90,000.00


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 _____


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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 3/5/13

Print Kelly B. Furgerson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1