

SPECIAL WARRANTY DEED

20130403000139150 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
04/03/2013 03:02:41 PM FILED/CERT

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

Send tax notice to:
Christopher W. Nix and Jennifer McClure Nix
416 Forest Hills Place
Alabaster, AL 35007

Alabama
STATE OF ~~ALABAMA~~
COUNTY OF ~~SHELBY~~
Shelby

Know All Men by These Presents: That for and in consideration of **One hundred forty thousand and no/100 (\$140,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Secretary of Veterans Affairs** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Christopher W. Nix and Jennifer McClure Nix** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 78-A, according to a resurvey of Lots 76 and 78, Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 116, 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 November 7, 2012 and recorded in Instrument No. 20121107000427850. Said rights to expire one (1) year from November 7, 2012.

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

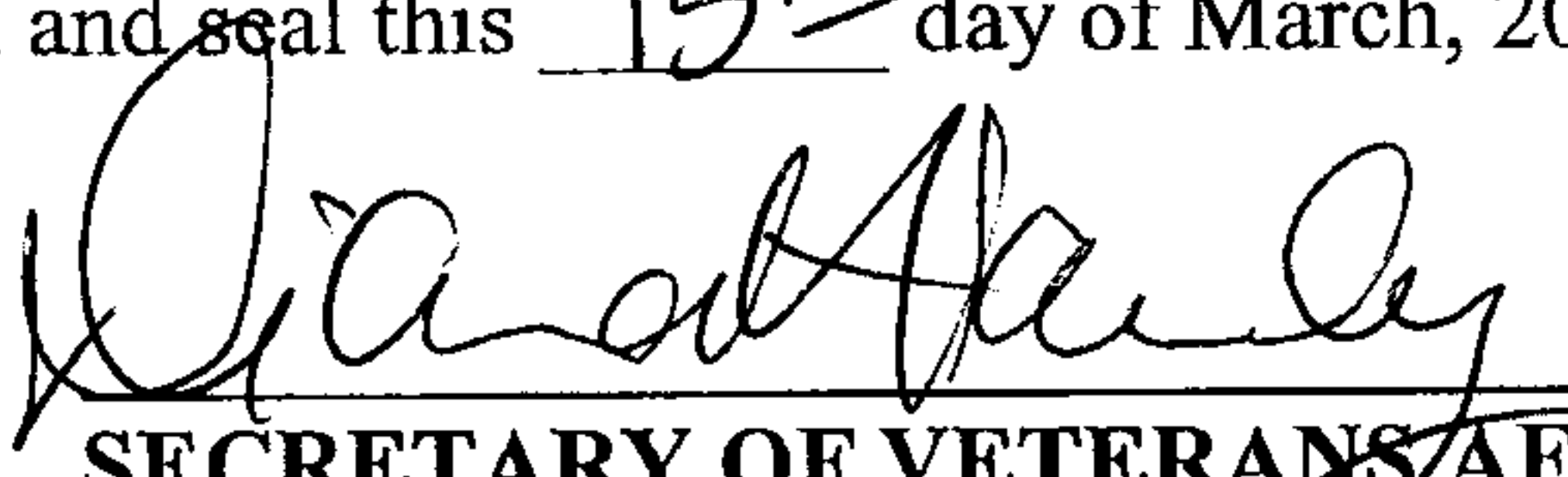
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$133,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said grantor Secretary of Veterans Affairs, who is authorized to execute this conveyance, has hereunto set his hand and seal this 15th day of March, 2013.


SECRETARY OF VETERANS AFFAIRS,
An officer of the United States 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)

Shelby County, AL 04/03/2013
State of Alabama
Deed Tax: \$7.00

STATE OF
COUNTY OF

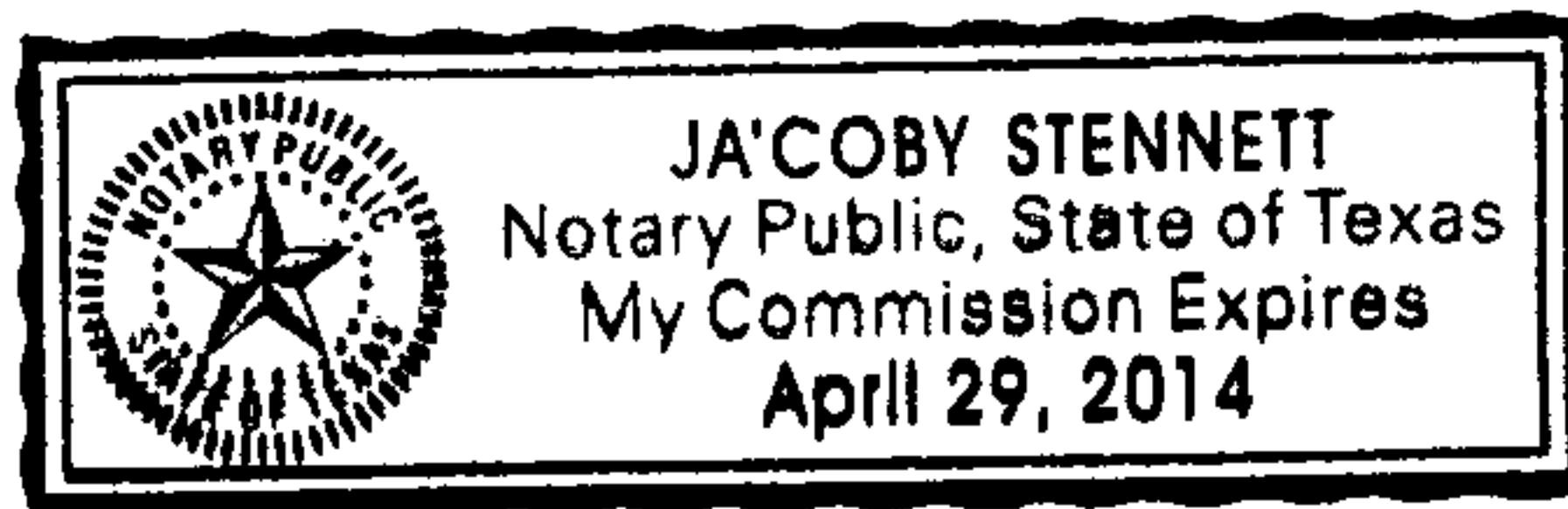
Texas
Wenton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diana Hawley, whose name as AVP of 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 15th day of March, 2013.

[Signature]
Notary Public

My Commission Expires: 4/29/2014



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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 Secretary of Veterans Affairs
Mailing Address 810 Vermont Ave. NW
Washington, DC 20420

Grantee's Name Christopher W. Nix
Mailing Address Jennifer McClure Nix
416 Forest Hills Place
Alabaster, AL 35007

Property Address 416 Forest Hills Place
Alabaster, AL 35007

Date of Sale 03/19/2013
Total Purchase Price \$ 140,000.00

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 _____

If the conveyance document presented for recordation contains all of the information above, the filing of this form is not required.



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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 3/19/13

Print Kelly B. Furgerson

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1