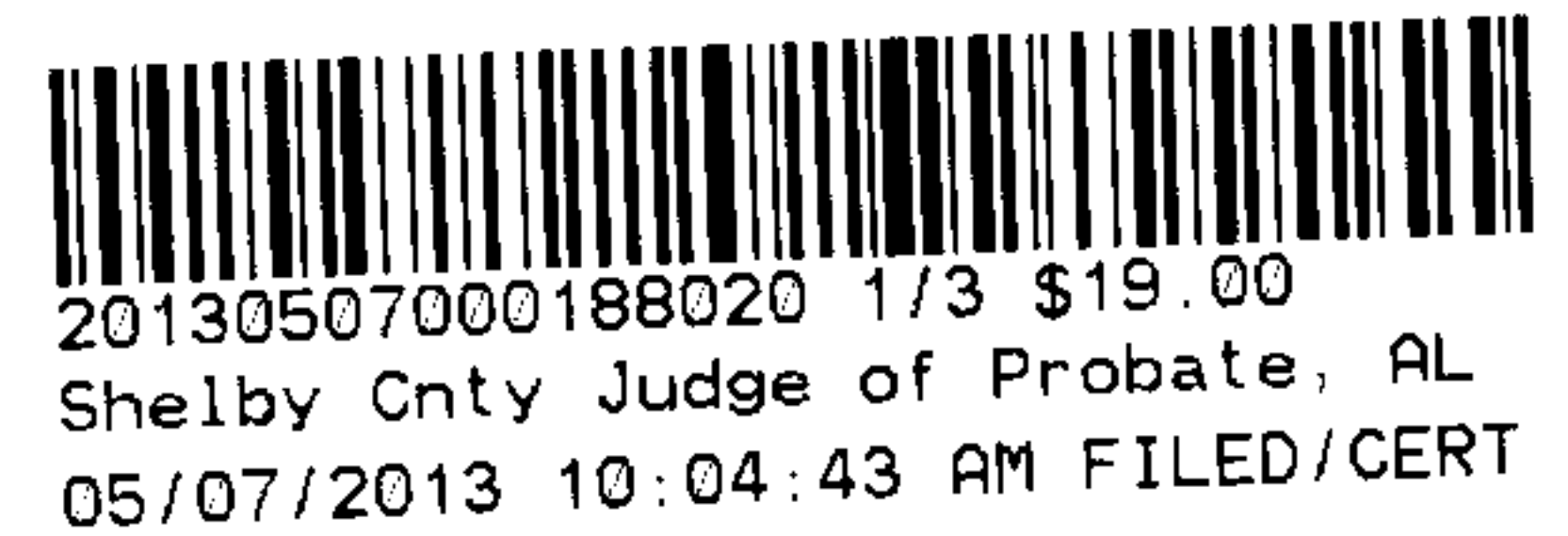


Value:  
\$127,500.00



STATE OF ALABAMA  
COUNTY OF SHELBY

QUITCLAIM DEED

This Indenture, made on the 22<sup>nd</sup> day of April, 2013 by and between the Secretary of Veterans Affairs, an Office of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Tomas Lloyd Christensen, whose address is 132 Paddington Station, Maylene, Alabama 35114, hereinafter referred to as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that Grantor does hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto the Grantee all of the Grantor's right, title, interest, and claim in or to the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Lot 187, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 7, as recorded in Map Book 31, Page 147, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee.

This conveyance is subject to all easements, rights of way, and restrictions of record affecting said property.

\$122,500.00 of the purchase price hereinabove has been paid by a purchase money mortgage closed simultaneously herewith.  
\$5,000.00 of the purchase price hereinabove has been paid by a purchase money mortgage closed simultaneously herewith.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 22<sup>nd</sup> day of April, 2013

THE 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.

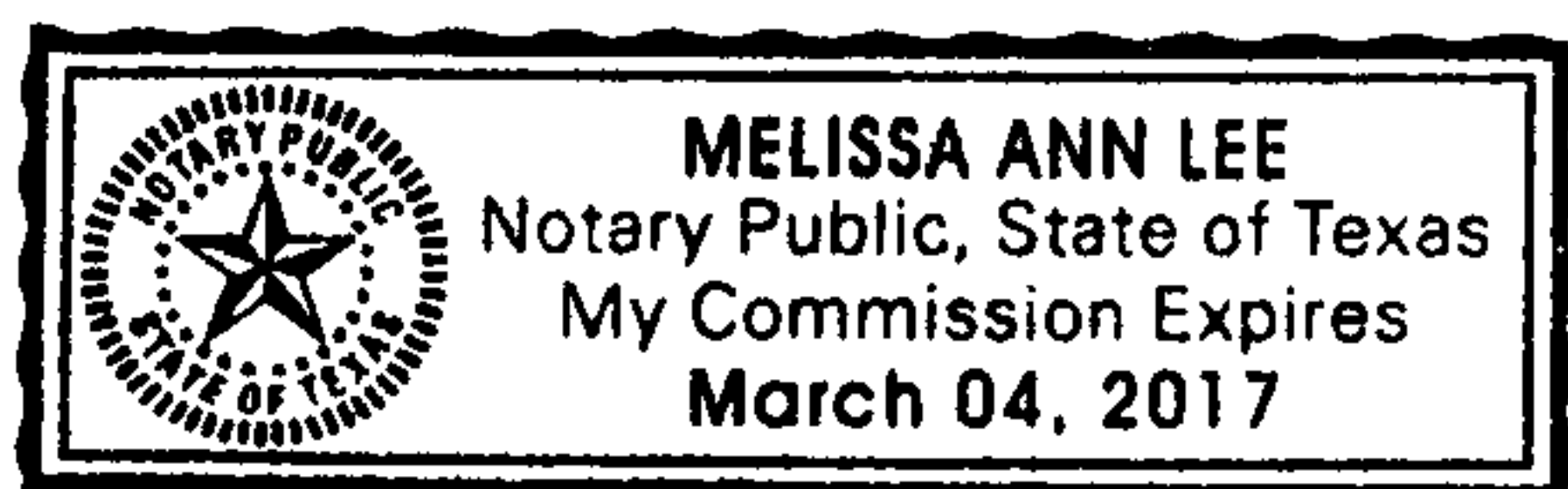
36.4345(f)

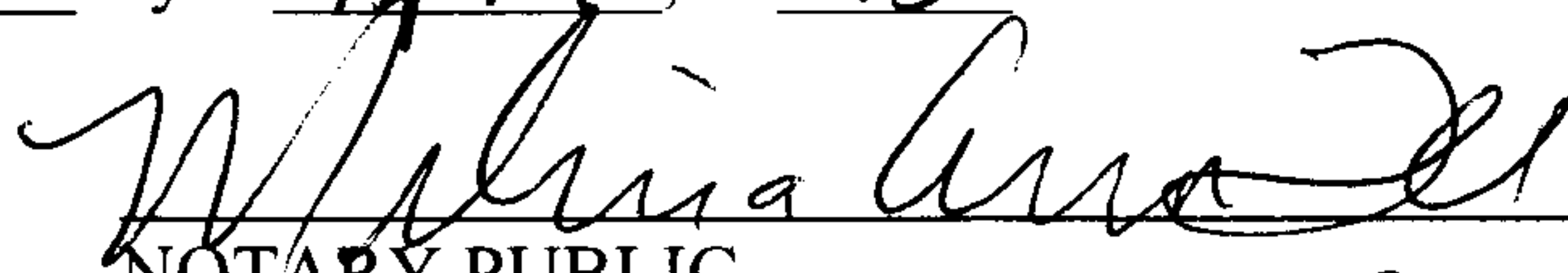
  
Printed Name and Title Sheritta Moore AUP

STATE OF Texas )  
COUNTY OF Denton )

On this date, before me personally appeared Sheritta Moore 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 executed the same as the free act and deed of said Secretary.


In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 22<sup>nd</sup> day of April, 2013.



  
NOTARY PUBLIC  
My Term Expires: 3-4-17

**GRANTEE'S ADDRESS:**  
Tomas Lloyd Christensen  
132 Paddington Station  
Maylene, Alabama 35114

**PREPARED BY:**  
Jeramie J. Fortenberry, Esq.  
P.O. Box 3479  
Gulfport, Mississippi 39505  
Phone: (228) 206-4939

  
20130507000188020 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/07/2013 10:04:43 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 Secretary of Veterans Affairs  
Mailing Address 810 Vermont Ave. N.W.  
Washington, DC 20420

Grantee's Name Tomas Lloyd Christensen  
Mailing Address 132 Paddington Station  
Maylene, AL 35114

Property Address 132 Paddington Station  
Maylene, AL 35114

Date of Sale 04/26/2013  
Total Purchase Price \$ 127,500.00

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 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 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 4/26/13

Print Kelly B. Furgerson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1