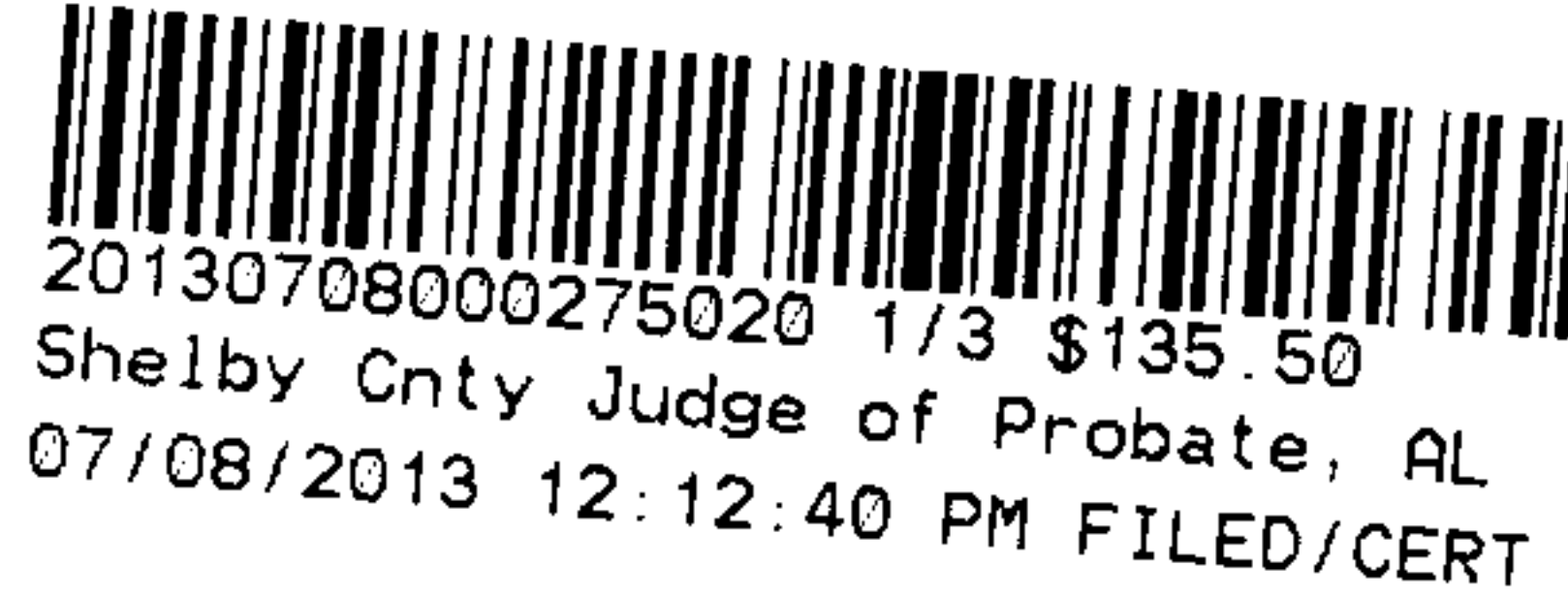


This Document Prepared By:

Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

After Recording Send Tax Notice To:

Dewberry Real Estate, LLC
2500 Hackberry Lane
Birmingham, Alabama 35226



Assessor's Parcel Number: 11-7-36-3-000-028.105

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

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 this deed is exempt from recording tax pursuant to -58.1-811 (C) (4) (the property being conveyed herein was foreclosure property).

Order No. 8185060
Reference No. 34698

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED ELEVEN AND NO/100 DOLLARS (\$117,111.00), to the undersigned GRANTOR, **The Secretary of Veterans Affairs, an Officer of the United States of America**, a corporation organized and operating under the laws of the State of Texas, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Dewberry Real Estate, LLC, an Alabama Limited Liability Company**, (herein referred to as grantee), whose mailing address is 2500 Hackberry Lane, Birmingham, Alabama 35226, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 4, ACCORDING TO THE SURVEY OF STRATFORD PLACE, PHASE IV, AS RECORDED IN MAP BOOK 14, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 180 Stratford Circle, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded October 23, 2012; Doc. No. 20121023000407460

Exempt: 4. Deed conveying real estate from the United States, the Commonwealth or any county, city, town, district or other political subdivision thereof.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or

assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Avp,
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 28
day of May, 2013.

THE SECRETARY OF VETERANS AFFAIRS

An officer of the United States of America

By the Secretary's duly authorized property

Management contractor, Vender Resource Management

Pursuant to a delegation of authority found at 38 C.F.R.
36.4345 (f)

By:

Sheritta Moore Avp
Printed Name & Title

Attest:

Rhonda Daniels
RHONDA DANIELS

GERE Finner

STATE OF Texas

Denton COUNTY

I, Lisa G. Kelley, a Notary Public in and for said
County, in said State, hereby certify that Sheritta Moore, whose
name as Avp of **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),** a corporation, 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 the above and
foregoing conveyance, he/she, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation on the day the same bears date.

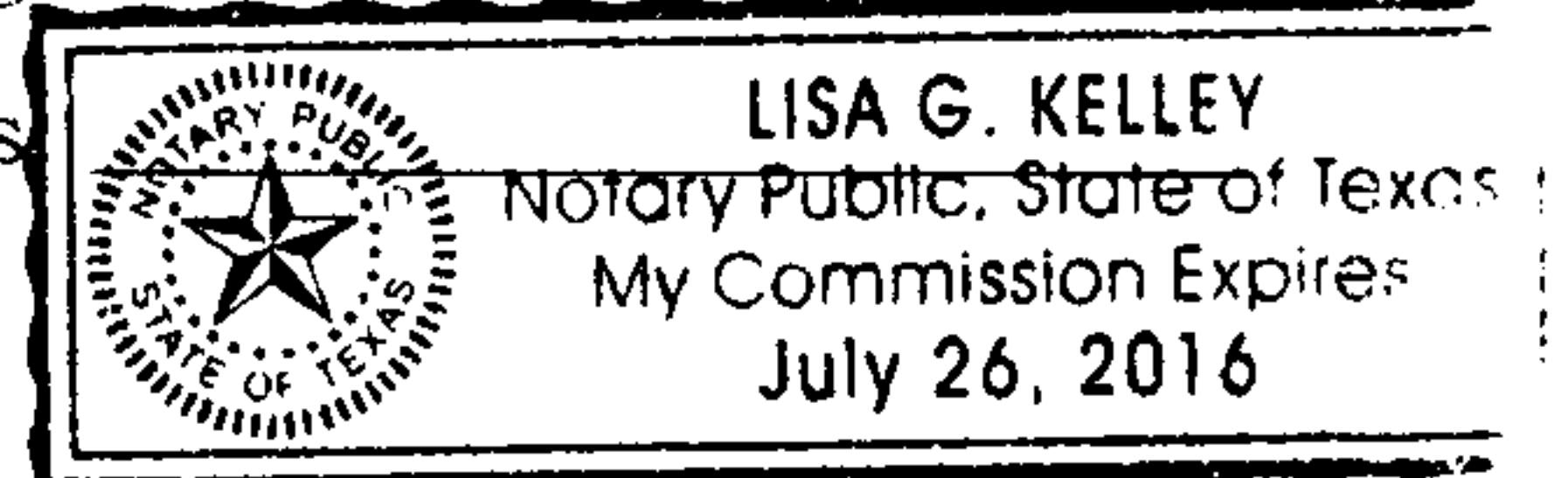
NOTARY STAMP/SEAL

Given under my hand and official seal of office this
28 day of MAY, 2013.



20130708000275020 2/3 \$135.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:40 PM FILED/CERT

NOTARY PUBLIC
My Commission Expires



Real Estate Sales Validation Form

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

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

Grantee's Name Dewberry Real Estate LLC
Mailing Address 2500 Hackberry LN
B'ham AL 35226

Property Address 180 Stratford Creek
Pelham AL
35124

Date of Sale 6-7-93
Total Purchase Price \$ 117,111
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 6-7-13

Print Dewberry Real Estate LLC

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7 DAY OF June, 2013.



20130708000275020 3/3 \$135.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:40 PM FILED/CERT

NOTARY PUBLIC