

Send tax notice to:

CHARLES G. BUTTEL
104 HIDDEN TRACE COURT
MONTEVALLO, AL 35115

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

STATE OF ALABAMA
SHELBY COUNTY


20130904000359540 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
09/04/2013 12:34:45 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIVE THOUSAND AND DOLLARS and 00/100 (\$105,000.00) 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 CHARLES BUTTEL II AND WIFE, CAROL A. BUTTEL (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, as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, Alabama, to-wit:

LOT 2, LAKES AT HIDDEN FOREST PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINEALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
4. BUILDING SET BACK LINE OF 25 FEET RESERVED FROM HIDDEN TRACE COURT AND 25 FEET FROM THE REAR, AS SHOWN PER PLAT.
5. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 5 FEET ALONG THE SIDES.
6. RRESTRICIONS, COVENANTS AND CONDTIONS AS SET OUT IN INST. NO. 20051102000570720 AND INST. NO. 20061120000567220, IN PROBATE OFFICE.
7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36 PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ _____ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$16.00

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 16 day of Aug, 2013.

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

BY: [Signature]
Sara Hartz AUP
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)

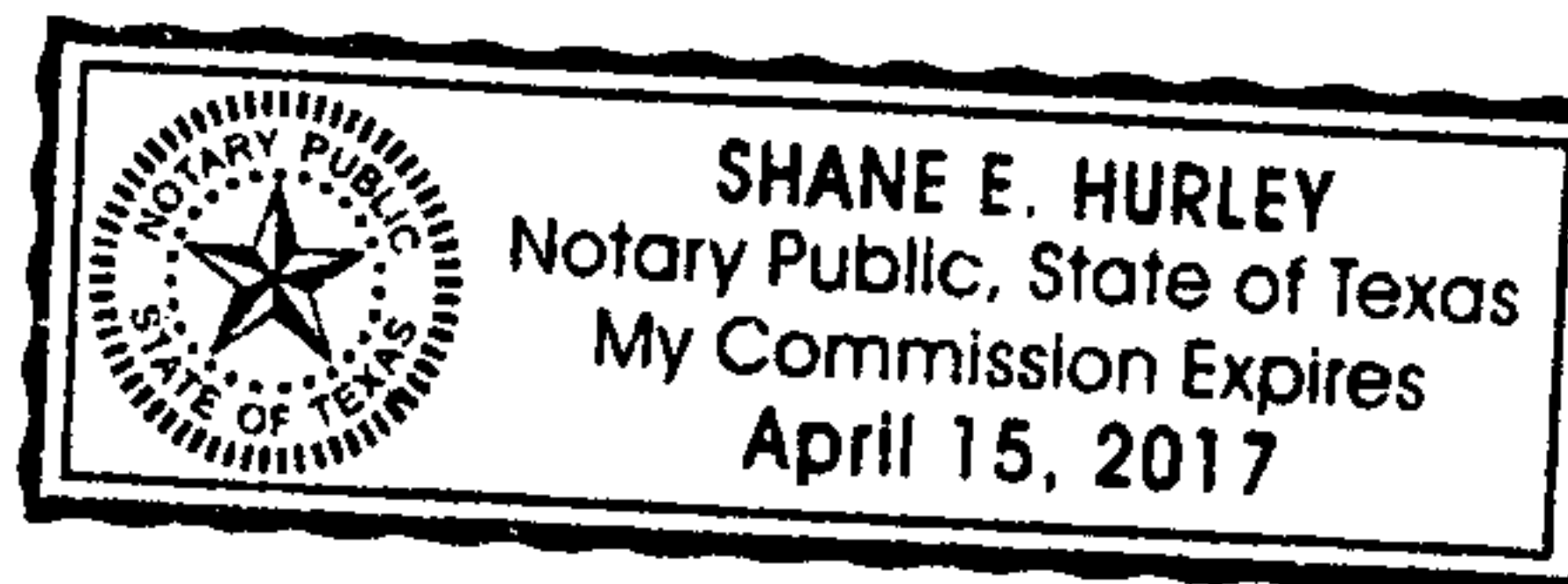

20130904000359540 2/3 \$36.00
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STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara Hartz, of The Secretary of Veteran 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 instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she as such AUP 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 8 day of August, 2013.

[Signature]
Notary Public
Print Name:
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 Charles Bottel II
Mailing Address Carol A Bottel
105 Cochise Circle
Montevallo AL 35115

Property Address 104 Hidden Trace Ct
Montevallo AL 35115

Date of Sale 8-23-13
Total Purchase Price \$ 105,000

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 8-23-13

Print Charles Bottel II

☐ Unattested

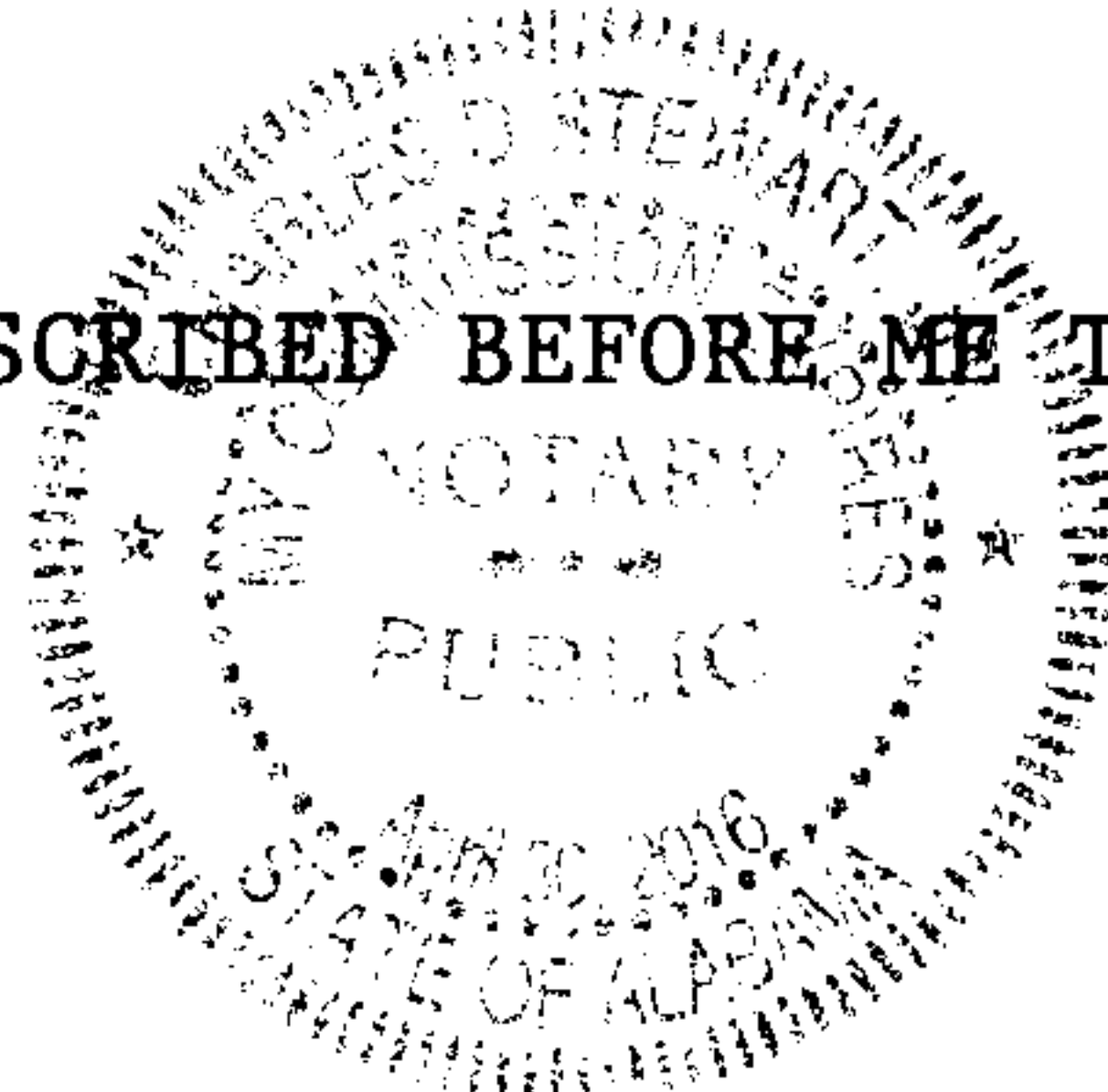
(verified by)

Sign Charles Bottel II

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF August, 2013.



Notary Public