

STATE OF ALABAMA

COUNTY OF SHELBY

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SPECIAL WARRANTY DEED

This Indenture, made on the 28 day of October, 2013 by and between the Secretary of Veterans Affairs, an Officer 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 Glenda Cunningham, a single person, whose address is 123 Indian Creek Drive, Pelham, Alabama 35124, hereinafter referred to as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty-Two Thousand Dollars and No Cents (\$152,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Indiancreek, Phase I, as recorded in Map Book 14, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 123 Indian Creek Drive, Pelham, Alabama 35124

TO HAVE AND TO HOLD to said Grantee in fee simple.

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

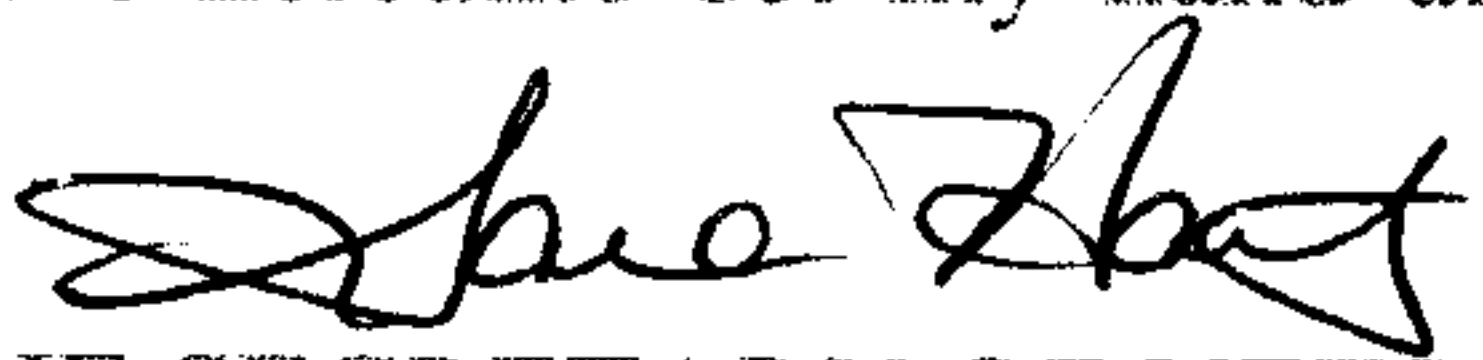
\$121,600.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

[SIGNATURES BEGIN ON NEXT PAGE]

Shelby County, AL 11/22/2013  
State of Alabama  
Deed Tax: \$30.50

20131122000459550 1/3 \$50.50  
Shelby Cnty Judge of Probate, AL  
11/22/2013 02:22:46 PM FILED/CERT

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 28 day  
of Oct., 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)

Sara Hartz, AVP  
Printed Name and Title

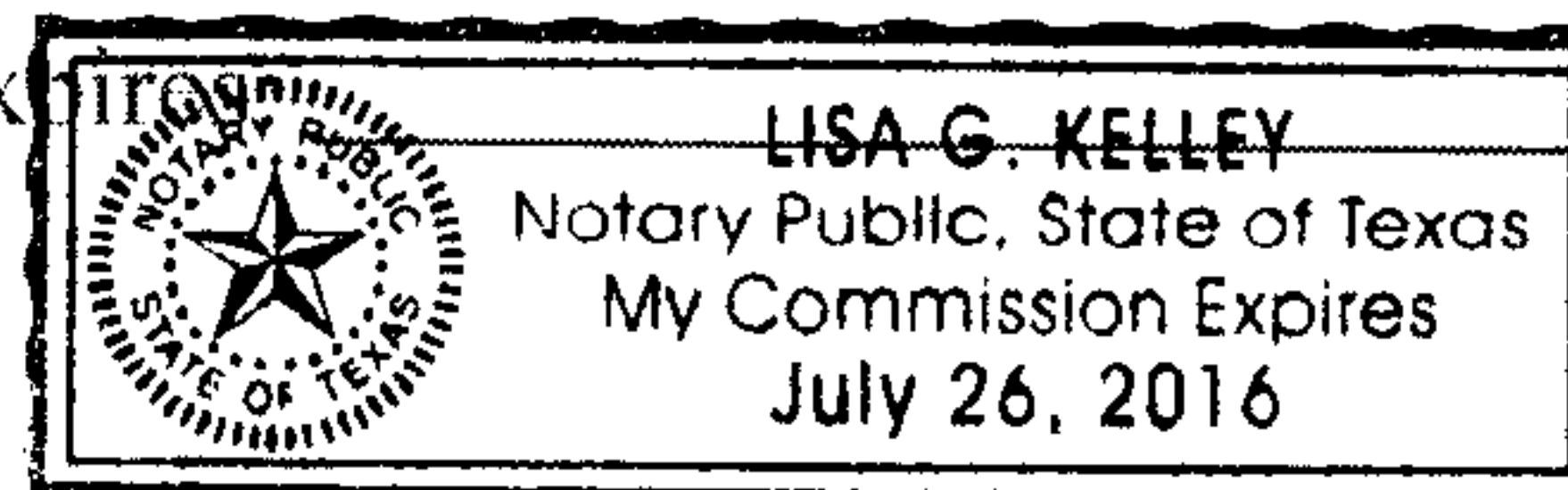
STATE OF Texas )  
COUNTY OF Denton )

On this date, before me personally appeared Sara Hartz 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 28 day of Oct., 2013

  
NOTARY PUBLIC  
My Term Expires

GRANTEE'S ADDRESS:  
Glenda Cunningham  
123 Indian Creek Drive  
Pelham, Alabama 35124



PREPARED BY:  
Jeramie J. Fortenberry, Esq.  
ASB 8394-J71F  
P.O. Box 3479  
Gulfport, Mississippi 39505  
Phone: (228) 206-4939

This deed was prepared by Jeramie J. Fortenberry, ASB 8394-J71F, who certifies that it is in a  
form that is in accordance with applicable local, state and Federal law.



## Real Estate Sales Validation Form

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

Grantor's Name: The Secretary of Veterans Affairs Grantee's Name: Glenda Cunningham

Mailing Address: 810 Vermont Ave NW  
Washington, DC 20420

Mailing Address: 119 Sugar Drive  
Pelham, AL 35124

Property Address: 123 Indian Creek Drive  
Pelham, AL 35124

Date of Sale: 11/15/13

Total Purchase Price: \$ 152,000.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence. (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 11/15/13

Print Name: Glenda Cunningham

Signature: Glenda Cunningham

☐ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



20131122000459550 3/3 \$50.50  
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