

20131227000493760 1/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
12/27/2013 01:41:47 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
) SPECIAL WARRANTY DEED  
)

This Indenture, made on the 10th day of Dec, 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 Denise Grace Webster, whose address is 301 Mardis Lane, Alabaster, Alabama 35007, hereinafter referred to as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty-Five Thousand Five Hundred Dollars and No Cents (\$85,500.00) 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 18, Block 5, according to the survey of Green Valley 2nd Sector as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

Property Address: 301 Mardis Lane, Alabaster, Alabama 35007

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.

NOTE: \$68,400.00 of the purchase price, which is \$85,500.00, was paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 10<sup>th</sup> day of Dec, 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

STATE OF

COUNTY OF

On this date, before me personally appeared Tennant 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 10<sup>th</sup> day of Dec, 2013.

NOTARY PUBLIC

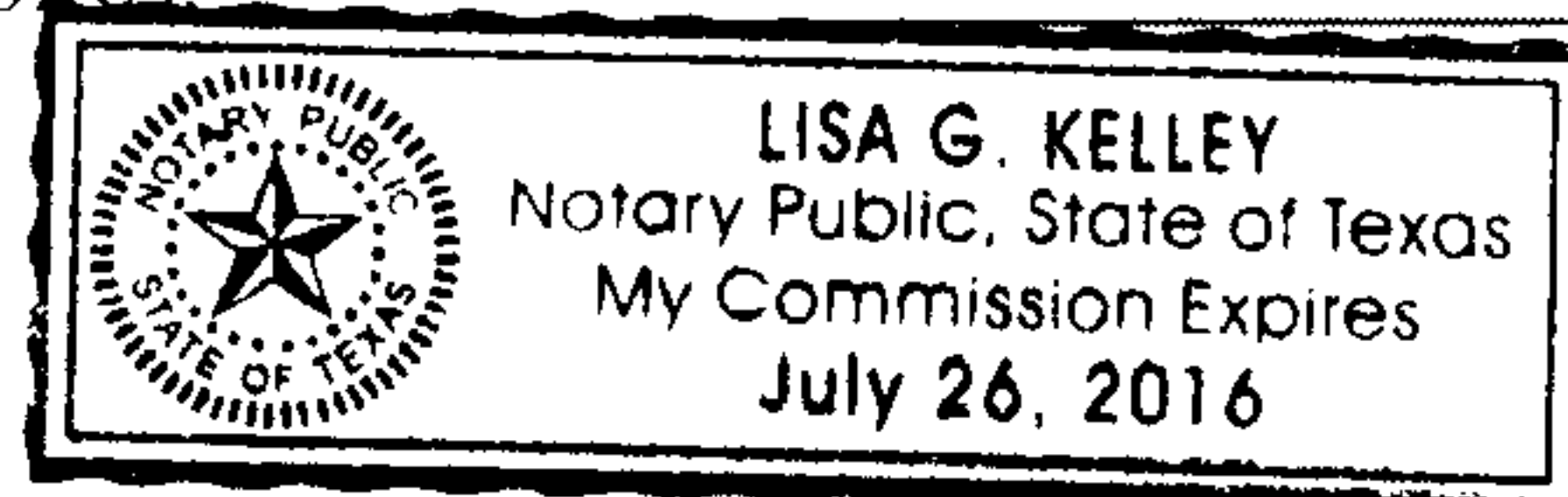
My Term Expires:

**GRANTEE'S ADDRESS:**

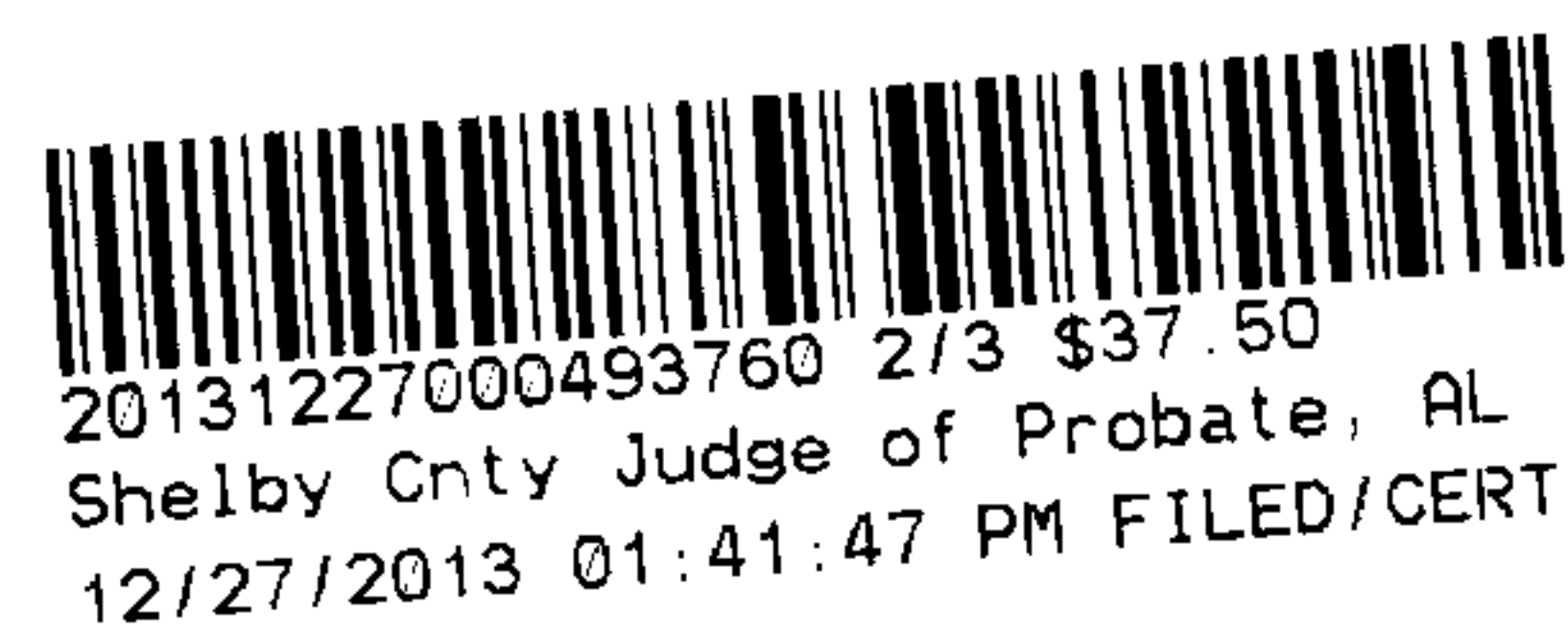
Denise Grace Webster  
301 Mardis Lane  
Alabaster, Alabama 35007

**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, Section 40-22-1***

Grantor's Name The Secretary of Veterans Affairs

Grantee's Name Denise Grace Webster

Mailing Address 810 Vermont Avenue NW  
Washington, District of Columbia  
35007

Mailing Address 512 Grove Hill Trail  
Alabaster, Alabama 35007

Property Address 301 Mardis Lane  
Alabaster, Alabama 35007

Date of Sale December 13, 2013  
Total Purchase Price \$85,500.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_



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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  
XX 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 of 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 December 13, 2013

Print

Denise Grace Webster

\_\_\_\_ Unattested

Sign

Denise Grace Webster

(verified by)

(Grantor/Grantee/Owner/Agent) circle one