

20140102000000570 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/02/2014 10:53:42 AM FILED/CERT

STATE OF ALABAMA

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)

SPECIAL WARRANTY DEED

COUNTY OF SHELBY

)

This Indenture, made on the 23rd 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 Jeffery C. Harrison, whose address is 75 Overhill Road, Montevallo, Alabama 35115 and Diana L. Harrison, whose address is 75 Overhill Road, Montevallo, Alabama 35115, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as Grantees.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Five Thousand Dollars and No Cents (\$205,000.00) 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 Grantees the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Goodwin's Subdivision, as recorded in Map Book 19, Page 74 in the Probate Office of Shelby County, Alabama.

Property Address: 75 Overhill Road, Montevallo, Alabama 35115

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

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

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 23rd 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)

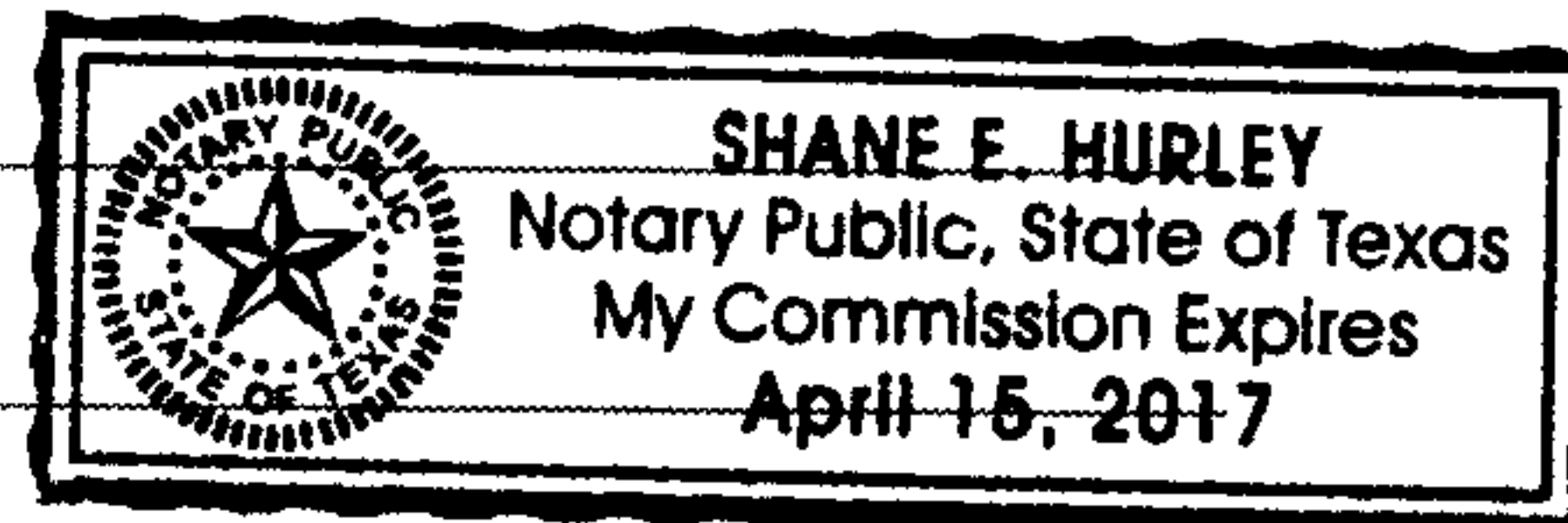
Printed Name and Title Jennifer Walters AVE

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Jennifer Walters, 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 23rd day of Dec, 2013.

SE Hurley
NOTARY PUBLIC
My Term Expires: _____



GRANTEES' ADDRESS:

Jeffery C. Harrison and Diana L. Harrison
75 Overhill Road
Montevallo, Alabama 35115

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: Secretary of Veteran Affairs

Grantee's name: Diana and Jeffery Harrison

Mailing address: 810 Vermont Ave, NW, Washington, DC Mailing address: 75 Overhill Rd, Montevallo, AL

Property address:
75 Overhill Rd., Montevallo, AL

Date of Sale: Dec. 26, 2013

Total Purchase Price \$205,000.00

or

Actual value \$

or

Assessors 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: Dec. 26, 2013

Print name: Alan Keith

☒ Unattested

(Verified by)

Sign: _____

(Closing Agent)

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