

20140123000022460 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
01/23/2014 11:39:56 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

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)
)

SPECIAL WARRANTY DEED

This Indenture, made on the 31 day of December, 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 Ace Residential Investments, Inc., a Alabama corporation whose address is 5125 Pinson Valley Parkway, Birmingham, Alabama 35215, hereinafter referred to as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Nine Thousand Dollars and No Cents (\$69,000.00) 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 64, according to the survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

Property Address: 1116 Sequoia Trail, 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.

[SIGNATURES BEGIN ON NEXT PAGE]

Shelby County, AL 01/23/2014
State of Alabama
Deed Tax: \$69.00

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 31 day
of Dec, 2013

[Signature]
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)

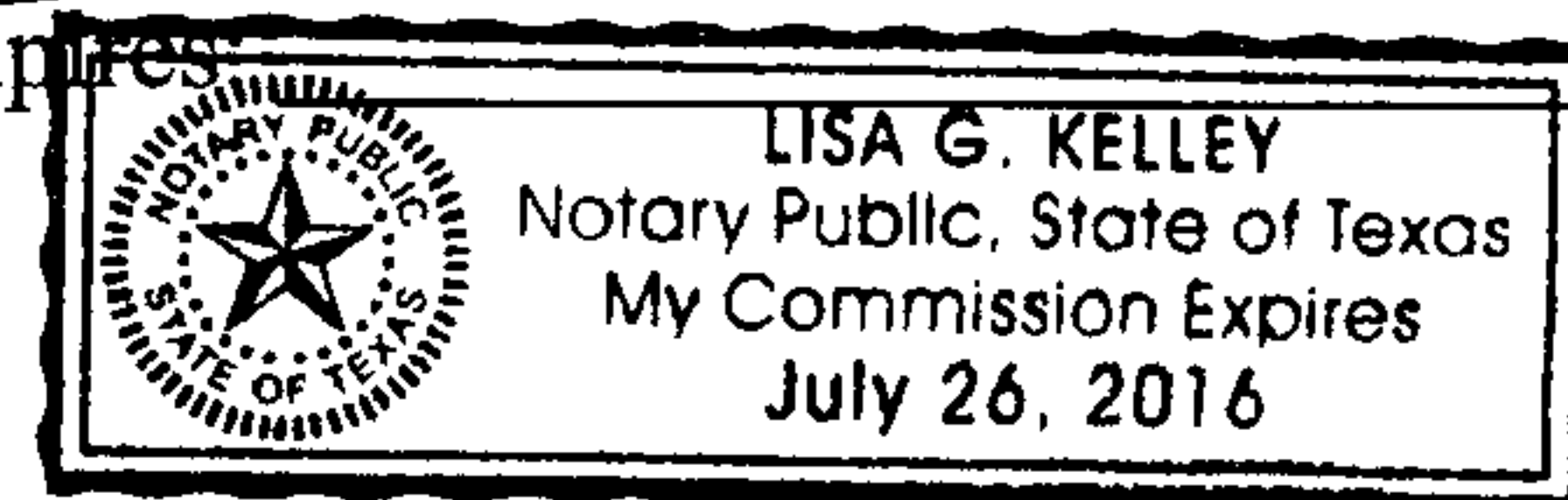
Sara Hartz, AVP
Printed Name and Title

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 31 day of Dec, 2013.

NOTARY PUBLIC
My Term Expires



GRANTEE'S ADDRESS:
Ace Residential Investments, Inc.
5125 Pinson Valley Parkway
Birmingham, Alabama 35215

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
Mailing Address AFFAIRS
810 VERMONT AVE NW
WASHINGTON, DC 20420

Grantee's Name ACE RESIDENTIAL INVESTMENTS,
Mailing Address INC.
5120 PINSON VALLEY PARKWAY
BIRMINGHAM, AL 35215

Property Address 1116 SEQUOIA TRAIL
ALABASTER, AL 35007

Date of Sale 1/6/2014

Total Purchase Price \$ 69,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 a

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 1/6/14

Print

Meredith R. Logan

Sign

Meredith R. Logan

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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