

STATE OF ALABAMA )  
 ) SPECIAL WARRANTY DEED  
COUNTY OF SHELBY )

This Indenture, made on the 21 day of January, 2014 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 Elwyn Bearden, whose address is 760 NE 3rd Street, Alabaster, Alabama 35007 and Debby Bearden, whose address is 760 NE 3rd Street, Alabaster, Alabama 35007, husband and wife, hereinafter referred to as Grantees.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty-One Thousand Dollars and No Cents (\$51,000.00) 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 18, according to the Survey of Whitestone Townhomes, Phase One, as corrected and re-recorded in Map Book 20, Page 125 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 760 NE 3rd Street, Alabaster, Alabama 35007

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 21 day  
of Jan, 2014

Sara Hartz  
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 Sweat 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 21 day of Jan, 2014.

[Signature]  
NOTARY PUBLIC

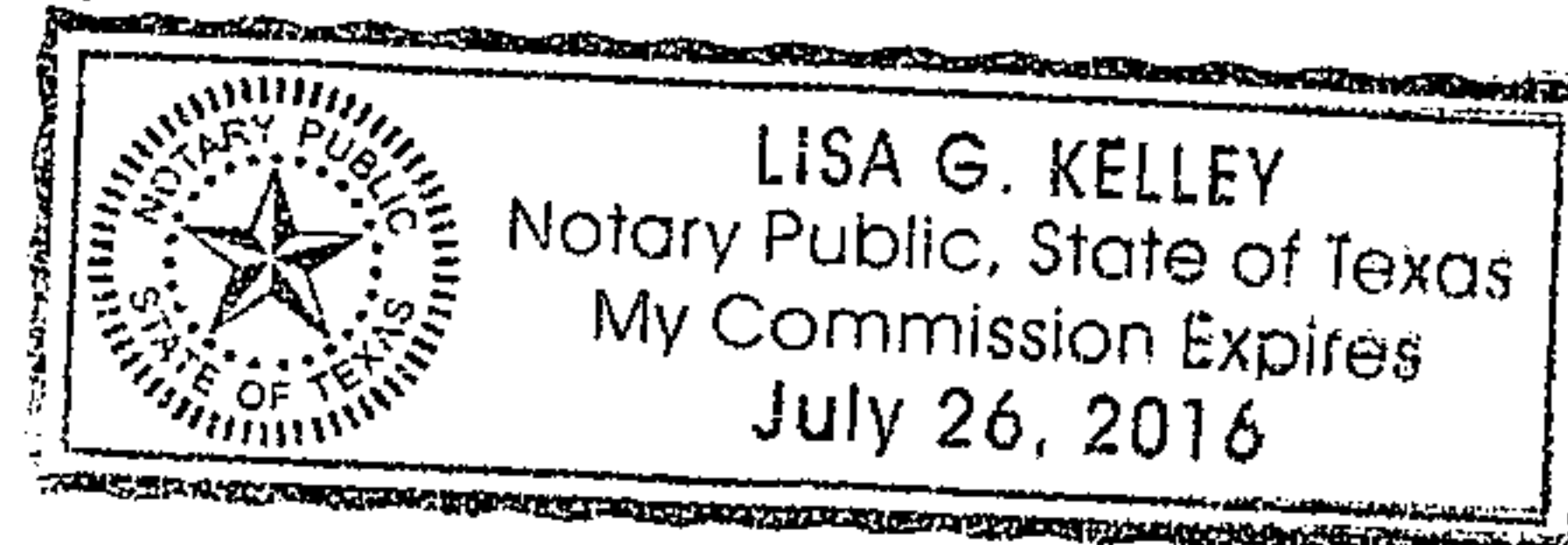
My Term Expires: \_\_\_\_\_

**GRANTEES' ADDRESSES:**

Elwyn Bearden and Debby Bearden  
760 NE 3rd Street  
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.

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

Grantor's Name The Secretary of Veterans Affairs  
 Mailing Address 810 Vermont Ave. NW  
Washington, DC 20420

Grantee's Name Elwyn Bearden  
 Mailing Address Debby Bearden  
3490 Bearden Lane  
Helena, AL 35080

Property Address 760 NE 3rd St.  
Alabaster, AL 35007

Date of Sale 01/23/2014

Total Purchase Price \$ 51,000.00

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  
☒ 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 1/23/14

Print Kelly B. Furgerson

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge  
 County Clerk  
 Shelby County, AL  
 01/23/2014 12:39:48 PM  
 \$71.00 JESSICA  
 20140123000022630

Print Form

Form RT-1

*[Signature]*