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Shelby Cnty Judge of Probate, AL
02/14/2014 03:24:18 PM FILED/CERT

STATE OF ALABAMA

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)

SPECIAL WARRANTY DEED

COUNTY OF SHELBY

)

This Indenture, made on the 7 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 Joel B. Emerson, whose address is 1006 Grande View Pass, Maylene, Alabama 35144 and Beth P. Emerson, whose address is 1006 Grande View Pass, Maylene, Alabama 35144, 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 Forty-Six Thousand Five Hundred Dollars and No Cents (\$246,500.00) 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 Grantees the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Lot 1546, according to the survey of Grande View Estates, Givianpour Addition to the Alabaster, 15th Addition, as recorded in Map Book 32, Page 126, in the Probate Office of Shelby County, Alabama.

Property Address: 1006 Grande View Pass, Maylene, Alabama 35144

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.

\$221,850.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

[SIGNATURES BEGIN ON NEXT PAGE]

Shelby County, AL 02/14/2014
State of Alabama
Deed Tax: \$25.00

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 7 day
of January, 2014

[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)

[Signature]

Printed Name and Title

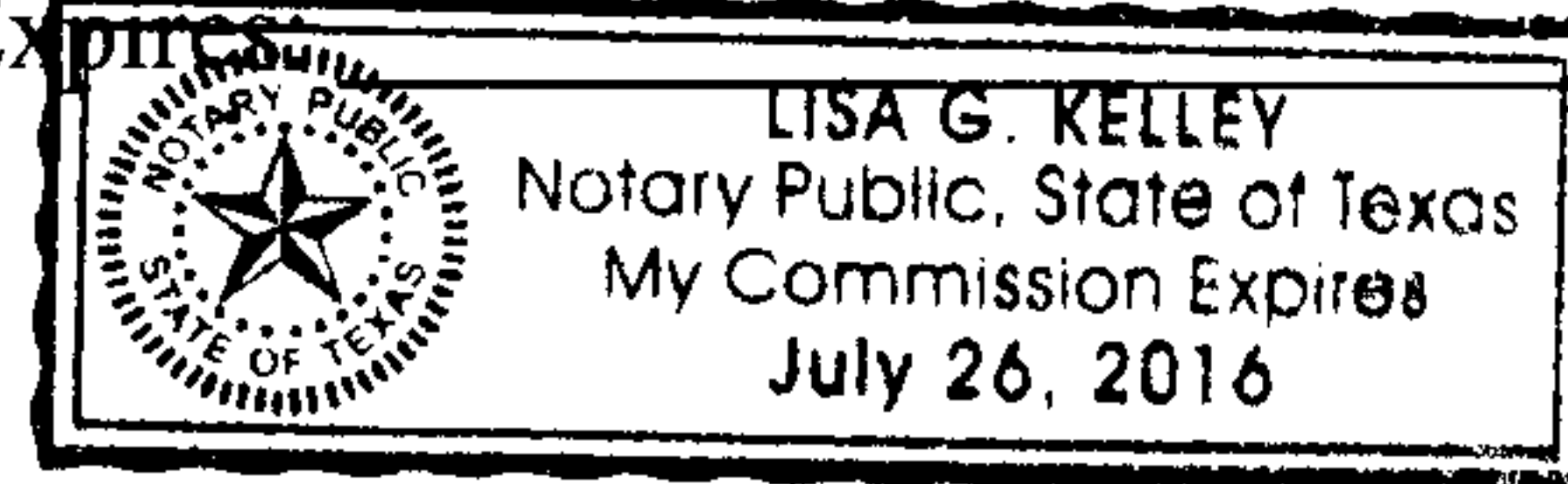
STATE OF Texas)
COUNTY OF Denton)

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 7 day of January, 2014.

NOTARY PUBLIC

My Term Expires



GRANTEES' ADDRESS:

Joel B. Emerson and Beth P. Emerson
1006 Grande View Pass
Maylene, Alabama 35144

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.

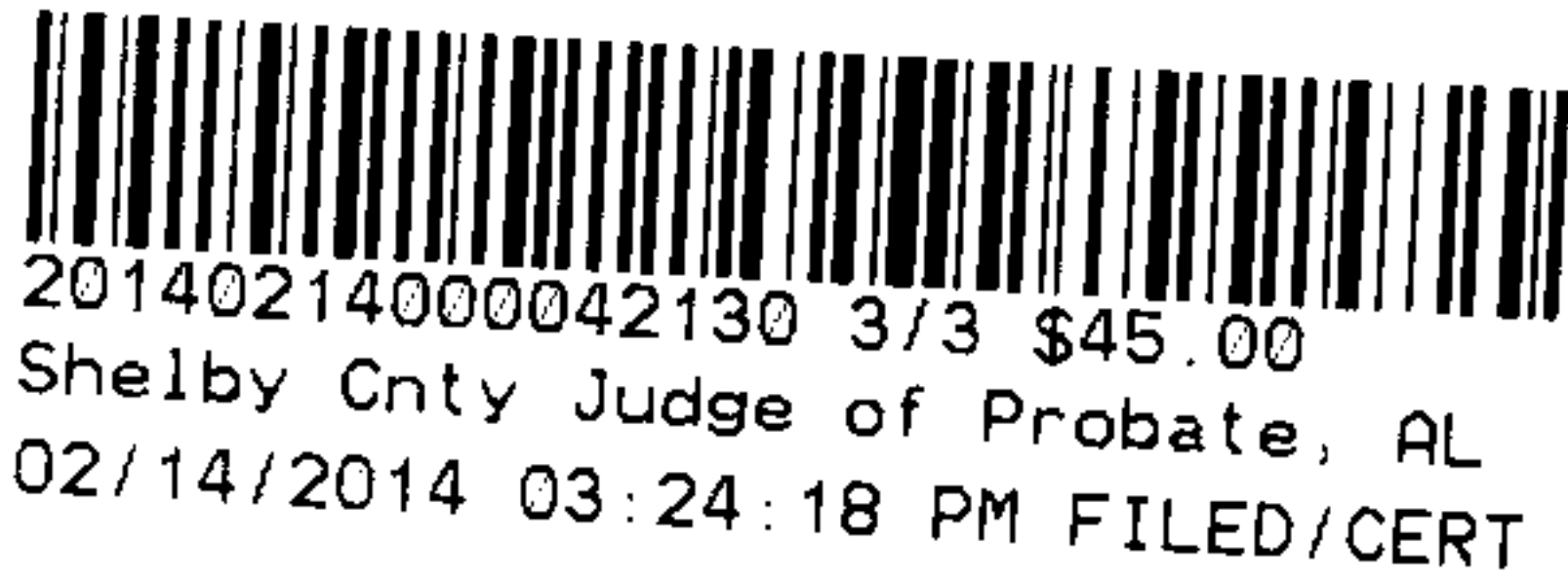
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name	Joel B. Emerson and Beth P. Emerson
Mailing Address	72 Mount Tabor Road Hartselle, AL 35640

Date of Sale	January 23, 2014
Total Purchase Price	\$246,500.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

____ Appraisal
Other:

Instructions

Date of Sale - January 23, 2014.

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: January 23, 2014

Sign _____
Agent