

STATE OF ALABAMA

COUNTY OF SHELBY

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)  
)

QUITCLAIM DEED

This Indenture, made on the 23<sup>rd</sup> 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 Brent R. Wells, whose address is 167 Lime Creek Lane, Chelsea, Alabama 35043 and Bridget M. Wells, whose address is 167 Lime Creek Lane, Chelsea, Alabama 35043, husband and wife, hereinafter referred to as Grantees.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy-Seven Thousand Nine Hundred Dollars and No Cents (\$177,900.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that Grantor does hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto the Grantees all of the Grantor's right, title, interest, and claim in or to the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Final Plat of Lime Creek at Chelsea Preserve, as recorded in Map Book 32, Page 25, in the Probate Office of Shelby County, Alabama.

Property Address: 167 Lime Creek Lane, Chelsea, Alabama 35043

TO HAVE AND TO HOLD to said Grantees.

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

[SIGNATURES BEGIN ON NEXT PAGE]



20140313000069760 1/3 \$198.00  
Shelby Cnty Judge of Probate, AL  
03/13/2014 09:40:44 AM FILED/CERT

Shelby County, AL 03/13/2014  
State of Alabama  
Deed Tax: \$178.00

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

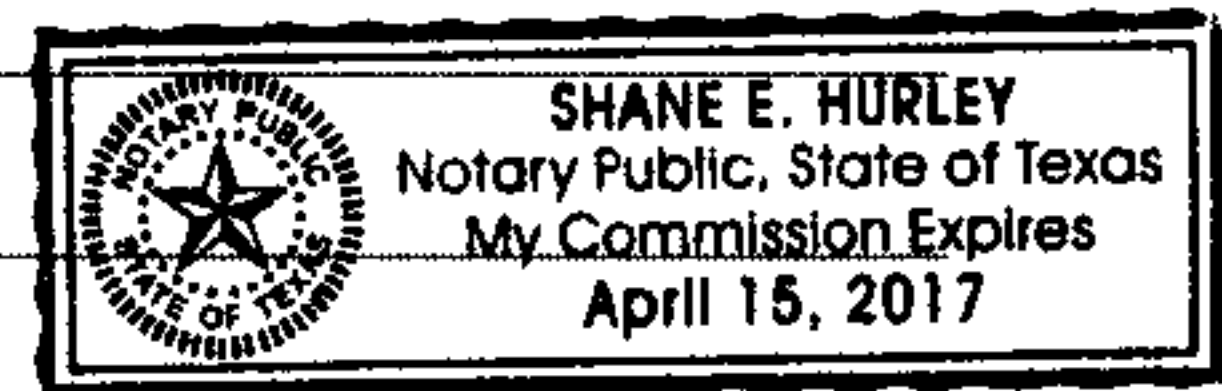
Jennifer A. Wells AP

STATE OF Texas  
COUNTY OF Denton

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

Shane E. Hurley  
NOTARY PUBLIC  
My Term Expires:

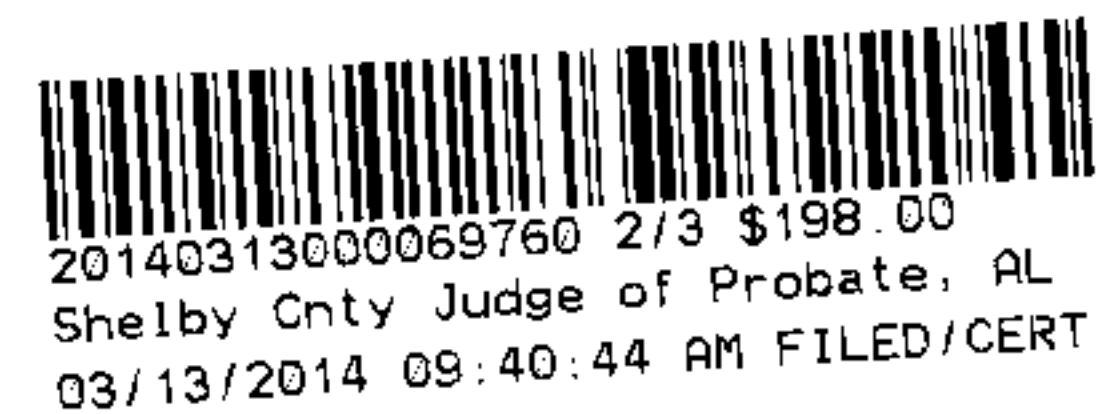


**GRANTEES' ADDRESS:**

Brent R. Wells and Bridget M. Wells  
167 Lime Creek Lane  
Chelsea, Alabama 35043

**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 Veterans Affairs  
Mailing Address 810 Vermont Avenue N.W.  
Washington, DC 20420

Grantee's Name Brent R. & Bridget M. Wells  
Mailing Address 167 Lime Creek Lane  
Chelsea, AL 35043

Property Address 167 Lime Creek Lane  
Chelsea, AL 35043

Date of Sale December 31, 2013

Total Purchase Price \$ 177,900.00

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 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 \_\_\_\_\_

Print G. Alan Smith

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140313000069760 3/3 \$198.00  
Shelby Cnty Judge of Probate, AL  
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Print Form

Form RT-1