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20140808000249000 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
08/08/2014 03:09:56 PM FILED/CERT

After Recording Return To: Estes Title and Closings, LLC 2188 Parkway Lake Drive
Birmingham, AL 35244
JUSTIN WADE LEACH and MELANIE B. LEACH
520 CAMDEN COVE CIRCLE , CALERA, AL 35040

Mail Tax Forms To:
JUSTIN WADE LEACH and MELANIE B. LEACH
520 CAMDEN COVE CIRCLE , CALERA, AL 35040

Prepared By:
This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey,
Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

Commitment Number: 62378

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 28-5-16-2-008-014.000

QUITCLAIM DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)

*THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property*

(the property being conveyed herein was foreclosure property)

\$98,135.00 of the consideration is paid from a 1st lien purchase money mortgage being closed
closed simultaneously herewith.

140403

KNOW ALL MEN BY THESE PRESENTS:

On this 8 day of Aug, 2014, that for and in consideration of \$95,000.00 (Ninety Five Thousand Dollars and Zero Cents) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, that THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 herein referred to as **GRANTOR**, does hereby convey, bargain, sell, with quitclaim covenants only, unto JUSTIN WADE LEACH and MELANIE B. LEACH, HUSBAND AND WIFE, JOINT TENTANTS whose tax-mailing address is 520 CAMDEN COVE CIRCLE , CALERA, AL 35040, herein referred to as **GRANTEE(S)**, the following lot or parcel of land, situated in the state of Alabama, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT 20140603000165870 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 520 CAMDEN COVE CIRCLE , CALERA, AL 35040

The legal description was provided by agent for Grantor.

SUBJECT TO all matters of record and ad valorem taxes not due or payable on the date hereof.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said **GRANTEE**.

THE UNDERSIGNED PERSONS executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.



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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 8th day of July, 2014.

THE SECRETARY OF VETERANS
AFFAIRS, An Officer of the United States of
America

By: Diana Hawley

Printed Name

Title

*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)*

STATE OF Texas }

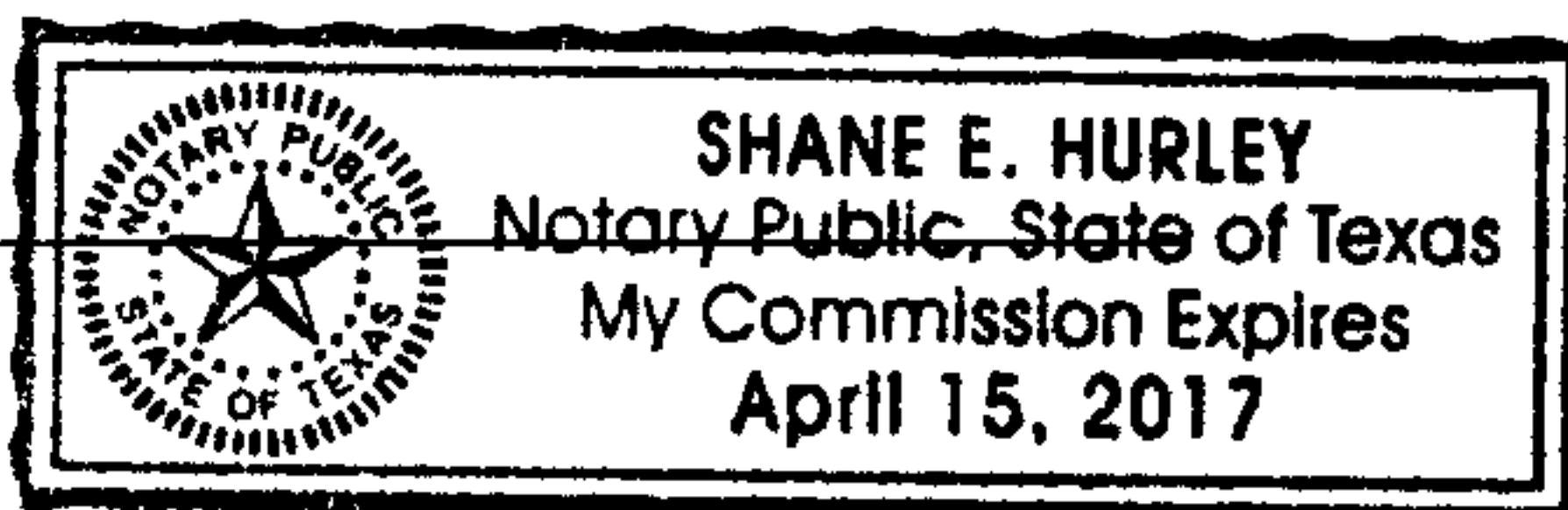
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared Diana Hawley on behalf of Vendor Resource Management who is
the Secretary's duly authorized property Management contractor pursuant to a delegation of
authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as
identification, and is the person who executed the foregoing instrument on behalf of the
Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act
and deed of said Secretary.

Given under my hand and official seal, this the 8th day of July, 2014.

SE Hurley
Notary Public

My Commission Expires:



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**EXHIBIT A
(LEGAL DESCRIPTION)**

The Land referred to in this Commitment is described as follows;

**Lot 249, according to the Map of the Final Plat Camden Cove Sector 8, as recorded in Map Book 31, Page 64,
in the Probate Office Shelby of County, Alabama.**

[THIS SPACE LEFT INTENTIONALLY BLANK]



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Secretary of Veterans Affairs</u>	Grantee's Name	<u>Justin Wade Leach and Melanie B Leach</u>
Mailing Address	<u>810 Vermont Ave NW Washington DC 20420</u>	Mailing Address	<u>4051 Co Road 42 West Jemison, AL 35085</u>
Property Address	<u>520 Camden Cove Circle Calera, AL 35040</u>	Date of Sale	<u>July 31, 2014</u>
		Total Purchase Price	<u>\$95,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 July 31, 2014

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



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