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20141016000328130 1/5 \$87.00
Shelby Cnty Judge of Probate, AL
10/16/2014 01:03:34 PM FILED/CERT

After Recording Return To:
ENTRUST DIRECT
2188 PARKWAY LAKE DRIVE, SUITE 101, BIRMINGHAM, AL 35244

Mail Tax Forms To:
MILES ROY WESTON and SHIRLEY WESTON
1855 SHELBY SPRINGS ROAD, COLUMBIANA, AL 35051

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: 61812

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 21-9-32-0-000-0047-000

SPECIAL WARRANTY 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)

Shelby County, AL 10/16/2014
State of Alabama
Deed Tax: \$61.00

KNOW ALL MEN BY THESE PRESENTS:

On this day of , 2014, that for and in consideration of \$60,750.00 (Sixty Thousand Seven Hundred Fifty 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 grant, bargain, sell and convey unto MILES ROY WESTON and SHIRLEY WESTON, husband and wife as joint tenants with rights of survivorship, whose tax-mailing address is 1855 SHELBY SPRINGS ROAD, COLUMBIANA, AL 35051, 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 EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION
BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED
RECORDED AT 20140612000177420 IN THE SHELBY COUNTY, ALABAMA LAND
RECORDS.**

PROPERTY ADDRESS: 1855 SHELBY SPRINGS ROAD, COLUMBIANA, AL 35051

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**, her heirs and assigns.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the said Grantor, and all persons claiming by, through, under it, or against encumbrances made or suffered by it.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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 24th day of September, 2014.

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

By: [Signature]

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 }

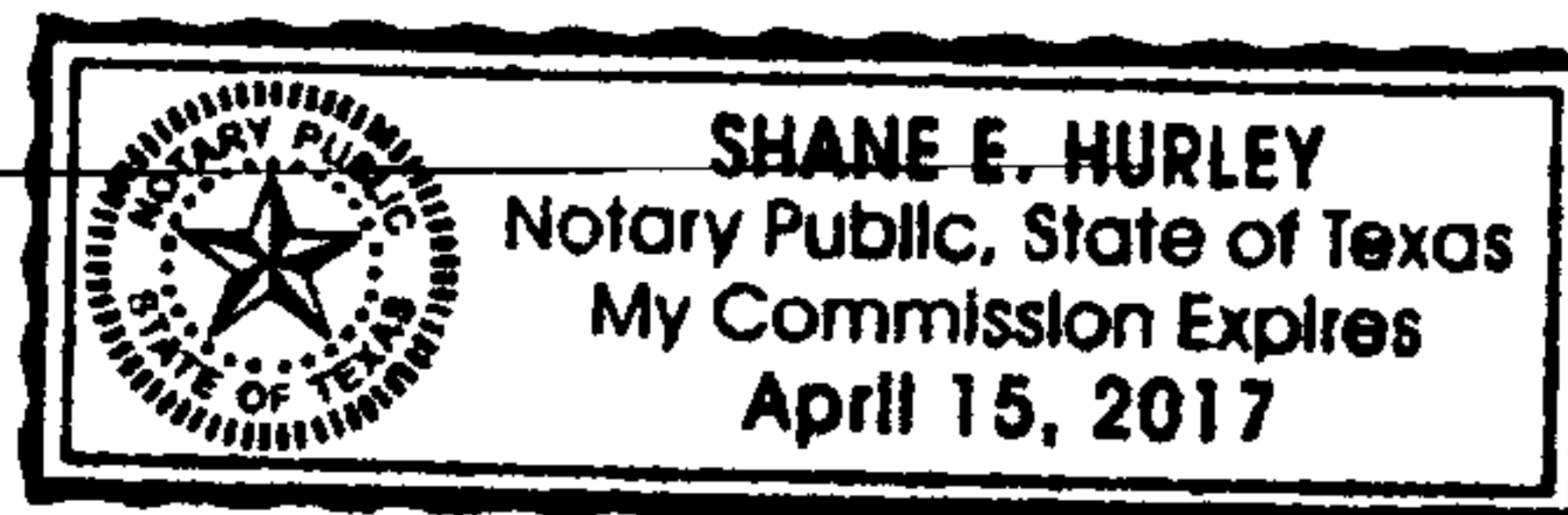
COUNTY OF Tenton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared Diana Hurley, 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 24th day of September, 2014.

[Signature]
Notary Public

My Commission Expires:



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EXHIBIT A
(LEGAL DESCRIPTION)

All that certain parcel of land situated in the County of Shelby, being known as a parcel of land situated in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows commence at the Northwest corner of above said Section Township and Range thence South 01 degree 54 minutes 09 seconds West a distance of 303.17 feet to the Point of Beginning thence continue along the last described course a distance of 627.32 feet thence South 87 degrees 08 minutes 57 seconds East a distance of 323.72 feet thence North 39 degrees 05 minutes 05 seconds East a distance of 229.60 feet thence South 53 degrees 40 minutes 39 seconds East a distance of 280.24 feet to a point on the Easterly right of way line of an un named public road thence North 35 degrees 27 minutes 43 seconds East and along said right of way line a distance of 172.14 feet thence North 17 degrees 36 minutes 55 seconds East and along said right of way line a distance of 68.52 feet thence North 09 degrees 07 minutes 29 seconds West and along right of way line a distance of 130.20 feet thence North 28 degrees 37 minutes 10 seconds East and along right of way line a distance of 74.88 feet thence North 85 degrees 12 minutes 00 seconds West and leaving said right of way line a distance of 154.83 feet thence South 62 degrees 40 minutes 40 seconds West a distance of 270.13 feet thence North 31 degrees 53 minutes 26 seconds West a distance of 400.74 feet thence North 89 degrees 29 minutes 00 seconds West a distance of 202.88 feet to the Point of Beginning, more fully described as metes and bounds in Deed Instrument No. 20080820000335510, Dated 08/11/2008, Recorded 08/20/2008 in Shelby County Records.


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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>Roy Weston and Shirley Weston</u>
Mailing Address	<u>810 Vermont Avenue NW</u> <u>Washington DC 20420</u>	Mailing Address	<u>711 Kent Dairy Road</u> <u>Alabaster, AL 35007</u>
Property Address	<u>1855 Shelby Springs Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 7, 2014</u>
		Total Purchase Price	<u>\$60,750.00</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)

☐ 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 October 7,
2014

Unattested
(verified by)

Print William Cockray
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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