



20141104000347600 1/5 \$97.00
Shelby Cnty Judge of Probate, AL
11/04/2014 01:04:38 PM FILED/CERT

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After Recording Return To:
LAW OFFICES OF F. WAYNE KEITH, PC
120 BISHOP CIRCLE, PELHAM, ALABAMA 35124

Mail Tax Forms To:
CONNOR FARMER
120 BISHOP CIRCLE, PELHAM, AL 35124

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: 67643

Shelby County, AL 11/04/2014
State of Alabama
Deed Tax: \$71.00

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 28-3-05-1-004-048

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)

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KNOW ALL MEN BY THESE PRESENTS:

On this 29th day of October, 2014, that for and in consideration of \$71,000.00 (Seventy One 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 CONNOR FARMER, MARRIED AS SOLE OWNER, whose tax-mailing address is 120 BISHOP CIRCLE, PELHAM, AL 35124, 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 20140903000275510 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 517 CASTLEBURY LN., 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 29th day of October, 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 }

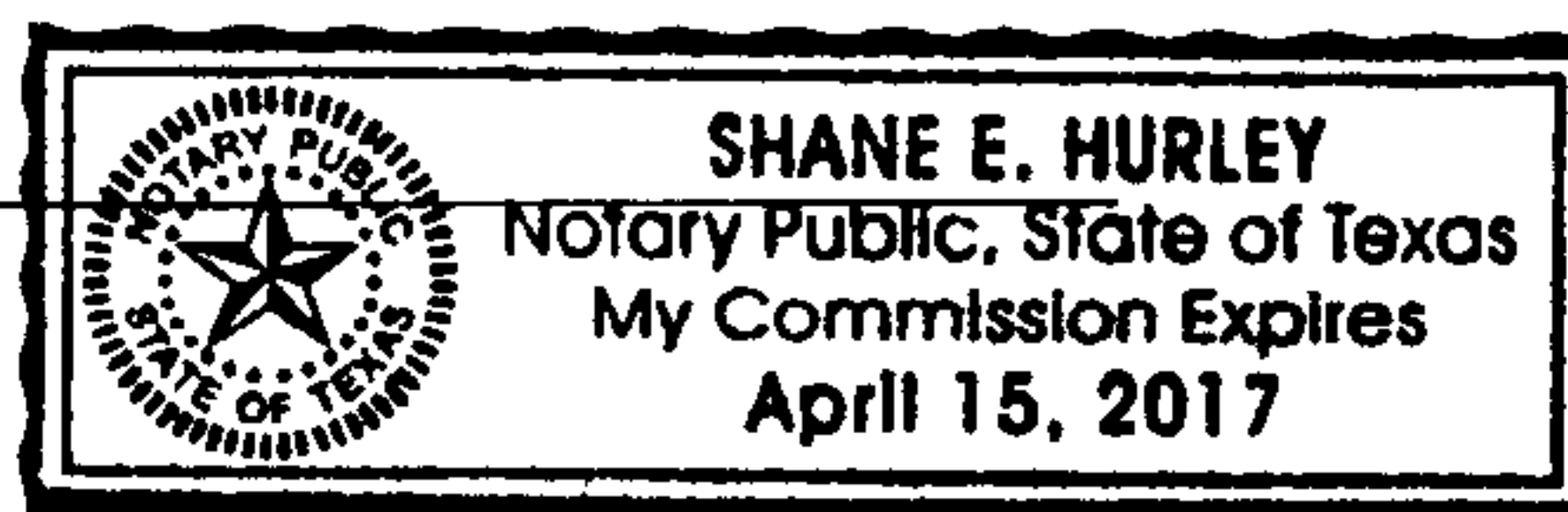
COUNTY OF Denton }

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 29th day of October, 2014.

[Signature]
Notary Public

My Commission Expires:





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**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 48, according to the Amended Map of Calera Commons Townhomes, as recorded in Map Book 38,
Page 62, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantors' Name: Secretary of Veterans Affairs

Mailing Address : 810 Vermont Avenue NW
Washington, DC 20420

Grantee's Name: Connor Farmer

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: 517 Castlebury Lane
Calera, AL 35040

Date of Transfer: October 31, 2014

Total Purchase Price \$71,000.00

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.

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 31, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney

