

20141216000393620  
12/16/2014 08:32:54 AM  
DEEDS 1/4

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**JURIS DOC PREP**  
801 FOREST RIDGE DRIVE  
SUITE 108  
BEDFORD, TX 76022  
817.510.3113

After Recording Return To:  
JEFFERSON TITLE CORPORATION  
3500 COLONNADE PARKWAY, SUITE 350, BIRMINGHAM, AL 35243

Mail Tax Forms To:  
ROBERT SMELCER and ANAI SMELCER  
193 SWEETBAY DRIVE, MAYLENE, AL 35114

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: 64169

STATE OF ALABAMA  
SHELBY COUNTY

Tax ID: 23-2-09-0-008-009.000

## **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)**

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KNOW ALL MEN BY THESE PRESENTS:

On this 27 day of December 2014, that for and in consideration of \$185,000.00 (One Hundred Eighty 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 grant, bargain, sell and convey unto ROBERT SMELCER and ANAI SMELCER, MARRIED, AS TENANTS BY ENTIRETIES, whose tax-mailing address is 193 SWEETBAY DRIVE, MAYLENE, AL 35114, 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 20140819000259070 IN THE SHELBY COUNTY, ALABAMA LAND  
RECORDS.**

**PROPERTY ADDRESS:** 193 SWEETBAY DRIVE, MAYLENE, AL 35114

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.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 4<sup>th</sup> day of December, 2014.

**THE SECRETARY OF VETERANS**

**AFFAIRS** An Officer of the United States of America

By: Diana Hurley

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 }

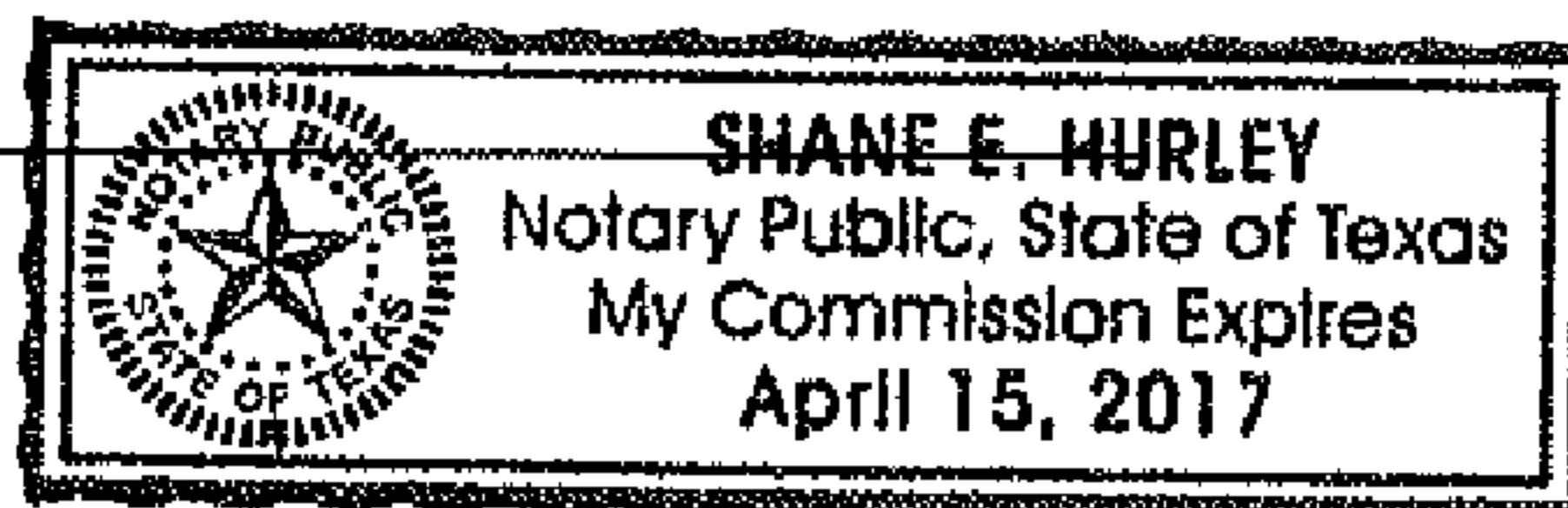
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Diana 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 4<sup>th</sup> day of December, 2014.

SE Hurley  
Notary Public

My Commission Expires:



Note: Sales price evidenced by the sales contract  
Date of sale: December 6, 2014

Note: \$173,500.00 of this purchase price is being paid by the proceeds  
of a first mortgage loan executed and recorded simultaneously herewith.

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**EXHIBIT A**  
**(LEGAL DESCRIPTION)**

Lot 9, according to the Survey of Lake Ridge, as recorded in Map Book 33, Page 43, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/16/2014 08:32:54 AM  
\$34.50 CHERRY  
20141216000393620

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.