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20150211000045050 1/5 \$27.00  
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After Recording Return To:  
ENTRUST DIRECT  
2188 PARKWAY LAKE DRIVE, BIRMINGHAM, AL 35244

Mail Tax Forms To:  
HEATHER A. HENDERSON and MORGAN A. MITCHELL  
935 SHELBY FOREST WAY, CHELSEA, AL 35043

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: 67756

STATE OF ALABAMA  
SHELBY COUNTY

**Tax ID: 04-08-33-0-001-002.000**

## **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)**

**KNOW ALL MEN BY THESE PRESENTS:**

On this day of , 2015, that for and in consideration of \$139,000.00 (One Hundred Thirty Nine 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

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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 HEATHER A. HENDERSON and MORGAN A. MITCHELL, Joint Tenants, whose tax-mailing address is 935 SHELBY FOREST WAY, CHELSEA, AL 35043, 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 20140922000295840 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.**

**PROPERTY ADDRESS: 935 SHELBY FOREST WAY, CHELSEA, AL 35043**

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 9<sup>th</sup> day of January, 2015.

**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 }

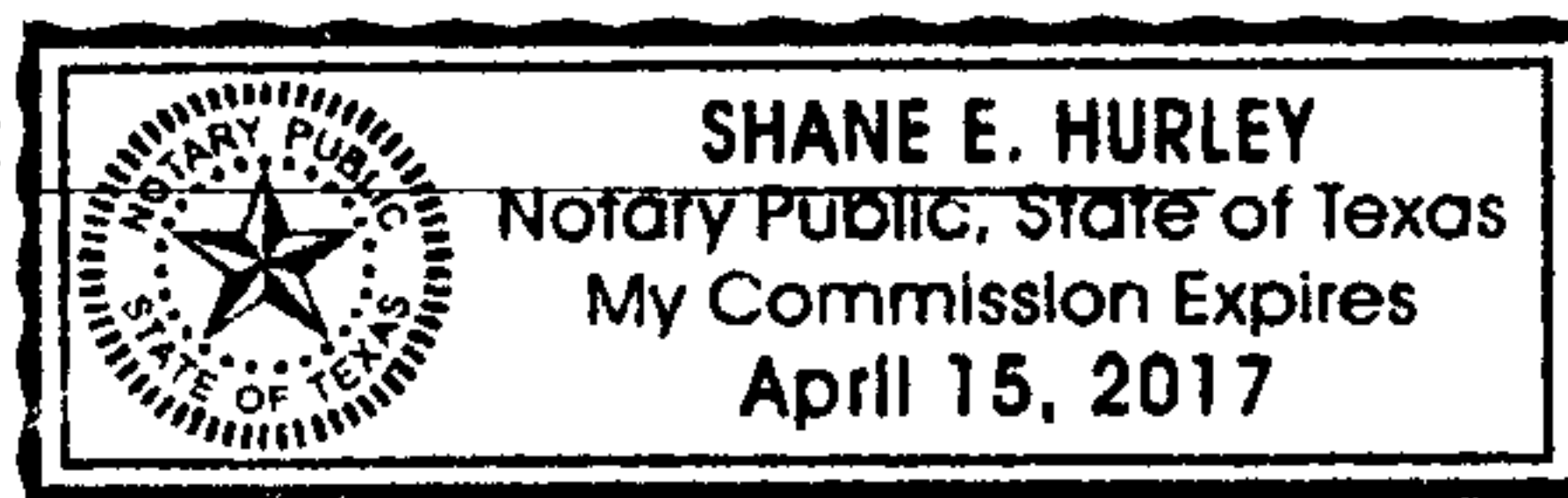
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Diana 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 9<sup>th</sup> day of January, 2015.

[Signature]  
Notary Public

My Commission Expires:



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

LOT 406, ACCORDING TO THE SURVEY OF SHELBY FOREST ESTATES, 4<sup>TH</sup>  
SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 19, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Known As: 935 Shelby Forest Way, Chelsea, Alabama  
35043.**



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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>Heather A. Henderson and Morgan A. Mitchell</u>
Mailing Address	<u>810 Vermont Avenue NW</u> <u>Washington DC 20420</u>	Mailing Address	<u>116 Lakeland Ridge</u> <u>Chelsea, AL 35043</u>
Property Address	<u>935 Shelby Forest Way</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>January 30, 2015</u>
		Total Purchase Price	<u>\$139,000.00</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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	



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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	<u>January 30, 2015</u>	Print	<u>Wittiger Cocker</u>
<input type="checkbox"/> Unattested	<u></u>	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one