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DEEDS 1/5

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After Recording Return To:
TITLESOUTH REAL ESTATE CLOSING CENTER
3170 HIGHWAY 31, SOUTH PELHAM, ALABAMA 35124

Mail Tax Forms To:
PETER DEREK HICKEY and MARIA CRISTINA MENDEZ DE HICKEY
607 PARKSIDE CIR, HELENA, AL 35080

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: 73544

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 13-5-22-2-002-032-000

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)*

***\$96,900.00 of the consideration recited herein was paid from the proceeds of a
purchase money mortgage executed simultaneously herewith.

KNOW ALL MEN BY THESE PRESENTS:

On this 15th day of February, 2015, that for and in consideration of \$102,000.00 (One Hundred Two 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 PETER DEREK HICKEY and MARIA CRISTINA MENDEZ DE HICKEY, married as tenants by the entireties, whose tax-mailing address is 607 PARKSIDE CIR, HELENA, AL 35080, 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 20141218000398150 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 607 PARKSIDE CIR, HELENA, AL 35080

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 15th day of February 2015.

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

By: *Diana Hawley*

Printed Name

Title

Diana Hawley ACP
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 15th day of February 2015

[Signature]
Notary Public

My Commission Expires:

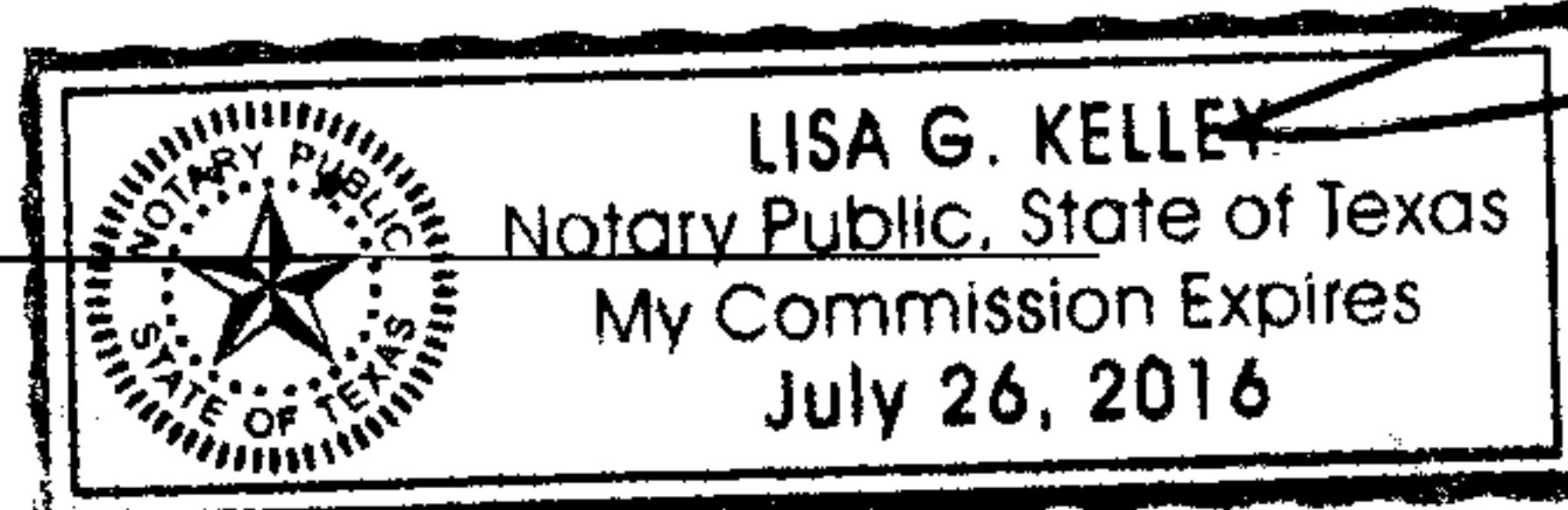


EXHIBIT A
(LEGAL DESCRIPTION)

All that certain property situated in the County of SHELBY, and State of ALABAMA, being described as follows:

Lot 32, according to the Survey of Parkside, a Residential Townhouse Development, as recorded in Map Book 22 page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Tax Parcel Identification Number: 13-5-22-2-002-032-000

Real Estate Sales Validation Form

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

Grantor's Name	Secretary of Veteran Affairs	Grantee's Name	Peter Derek Hickey and Maria Cristina Mendez de Hickey
Mailing Address	801 Vermont Ave NW Washington, DC 20420	Mailing Address	621 Parkside Circle Helena, AL 35080
Property Address	607 Parkside Circle Helena, AL 35080	Date of Sale	March 13, 2015
		Total Purchase Price	\$102,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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.

Instructions

Grantor's name and mailing address - Secretary of Veteran Affairs, 801 Vermont Ave NW, Washington, DC 20420.

Grantee's name and mailing address - Peter Derek Hickey and Maria Cristina Mendez de Hickey, 621 Parkside Circle, Helena, AL 35080.

Property address - 607 Parkside Circle, Helena, AL 35080

Date of Sale - March 13, 2015.

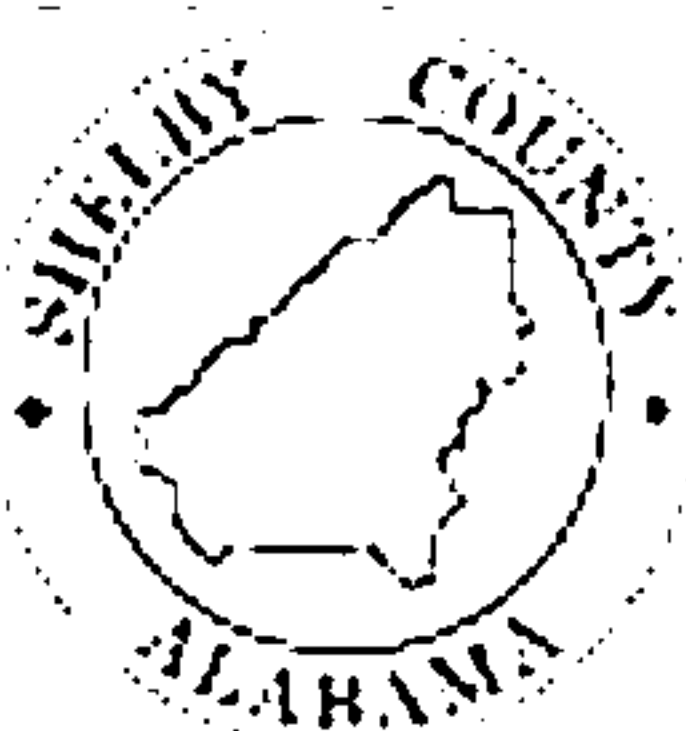
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: March 13, 2015



Official Public Records

Judge James W. Fuhrmeister, Probate Judge,

County Clerk

Shelby County, AL

03/16/2015 04:08:12 PM

\$31.50 CHERRY

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Sign