


0907721958

This Instrument Prepared By:
Paul M. Kemp
Morris/Hardwick/Schneider, LLC
LandCastle Title of AL
One Independence Plaza, Ste 416
Birmingham, AL 35209
AL-052-00263-14-TTL

Send Property Tax Notice To:

QUIT CLAIM DEED


20150702000222820 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
07/02/2015 11:16:07 AM FILED/CERT

State of Alabama
County of Shelby

THIXS INDENTURE, made this 14th day of February, 2014 between

THE SECRETARY OF VETERANS AFFAIRS

Of the City of St. Petersburg, and State of Florida, as party or parties of the first part, hereinafter called
Grantor, and

JPMorgan Chase Bank NA

Of the County of Franklin, and State of Ohio, as party or parties of the second part, hereinafter called
Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where
the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of 73000.00 Seventy three & 00/100
Thousand ~~Ten Dollars (\$10.00)~~ and other
valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT
CLAIM unto said Grantee,

Lot 12 according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155,
in the Probate Office of Shelby County, Alabama.

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor
any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or
demand any rights or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, **The Secretary of Veterans Affairs,**
has caused these present to be executed in its name(s) and on its behalf as aforesaid, on this
21st day of July, 2014.

Cynthia M. Smith, Loan Guaranty Officer, on behalf of the Secretary of Veterans Affairs, an Officer of the
United States, pursuant to the delegation of authority at 38 C.F.R. 36.4345, but subject to the limitations of
38 C.F.R. 36.4323.

Bruce Janney
Witness

THE SECRETARY OF VETERANS AFFAIRS

Cynthia M. Smith
By: Cynthia M. Smith
Title: Loan Guaranty Officer

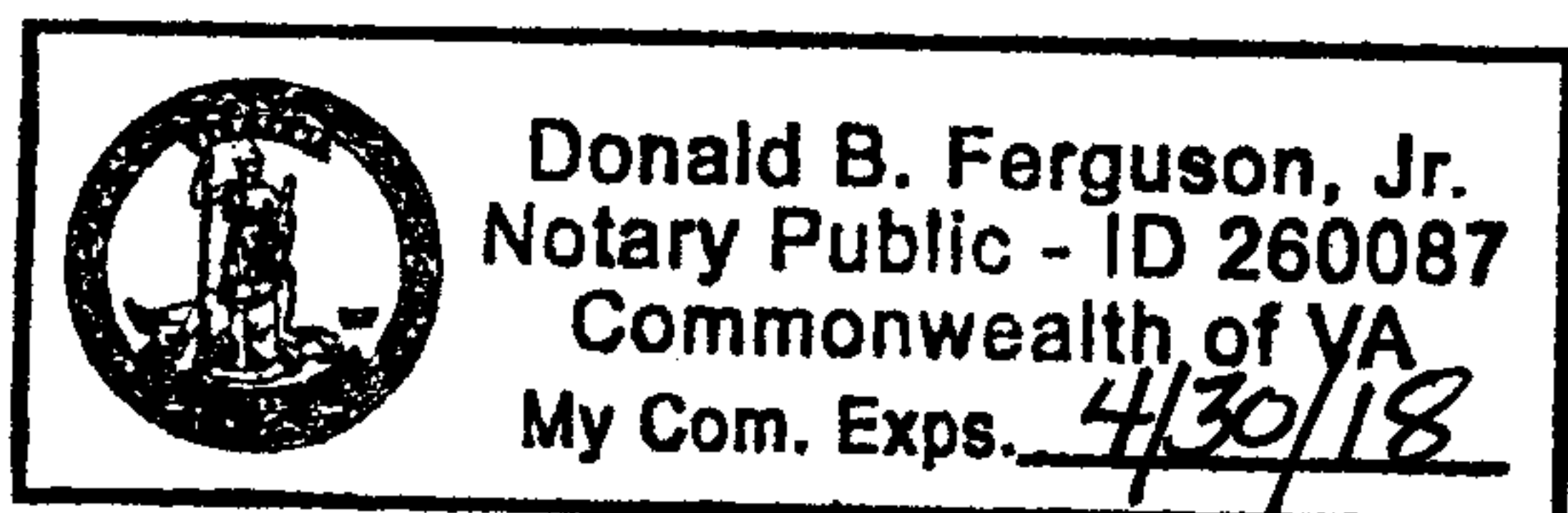
State of Virginia
City of Roanoke

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that
Cynthia M. Smith, duly authorized of **The Secretary of Veterans Affairs**, is/are signed to the foregoing
conveyance, and who is/are either known to me or produced satisfactory evidence of identification,
acknowledged before me that, being informed of the contents of the conveyance, they, as such officers and
with full authority, executed the same voluntarily for and as the act of said corporation, acting in their
capacity as aforesaid on the day that bears the same date.

Given under my hand and seal of office this 21st day of July, 2014.

Donald B. Ferguson, Jr.
Notary Public

My commission expires: 4/30/18



Shelby County, AL 07/02/2015
State of Alabama
Deed Tax: \$73.00

Real Estate Sales Validation Form

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

Grantor's Name The Sec of VA
Mailing Address 1301 Baymeadow Way
Jacksonville FL
32256

Grantee's Name J P Morgan Chase Bank
Mailing Address 1301 Baymeadow Way
Jacksonville FL
32256

Property Address 148 Magnolia Circle
Columbus AL
35051

Date of Sale 6-26-15
Total Purchase Price \$ 23000.00

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 Correct Title

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 6-26-15

Print Dawn Collier

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1