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801 FOREST RIDGE DRIVE

SUITE 108

BEDFORD, TX 76022

817.510.3113

20160204000037320 02/04/2016 04:04:48 PM DEEDS 1/5

After Recording Return To:
COMMON BOND TITLE, LLC
"YOUR PREFERRED TITLE & CLOSING AGENCY"
300 OFFICE PARK DRIVE, SUITE 230
MOUNTAIN BROOK, AL 35223

Mail Tax Forms To: GENARO RODRIGUEZ 2021 HIGHVIEW WAY CALERA, AL 35040

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: 88262

STATE OF ALABAMA
SHELBY COUNTY

Tax ID: 22-7-35-2-011-004.000

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(b)
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 _____ day of ______, 2016, that for and in consideration of \$115,000.00 (One Hundred Fifteen 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 D.C. 20420 herein referred to as GRANTOR, does hereby grant, bargain, sell and convey unto GENARO RODRIGUEZ, a single person, whose taxmailing address is 2021 HIGHVIEW WAY, CALERA, AL 35040, 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 INSTRUMENT NO. 20151022000369490 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.

PROPERTY ADDRESS: 2021 HIGHVIEW WAY, 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, 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.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this/day of, 2016.		
	THE SECRETARY OF VETERANS AFFAIRS	
	In Officer of the Unifett States of America By: Which le Murphy, All Printed Name Title	
M M	By the Secretary's duly authorized property Aanagement contractor, Vendor Resource Aanagement, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)	
	country of <u>Denton</u> }	
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michigal 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 // day of January, 2016.		
	Notary Public	
IVIY Commission Expires: Notary Public My Commission	KELLEY State of Texas on # 129067631 p. July 26, 2016	

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EXHIBIT A (LEGAL DESCRIPTION)

Property address: 2021 Highview Way, Calera, AL 35040

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 962, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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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 Mailing Address	Secretary of Veterans Affairs	Grantee's Name	Genaro Rodriguez	
	810 Vermont Avenue NW	Mailing Address	1212 Slash Pine Circle Apt 111	
	Washington, DC 20420		Punta Gorda, FL 33950	
Droporty Addrops	2024 Highwigur May	D-46 O-1-	E-b	
Property Address	2021 Highview Way Calera, AL 35040	Date of Sale Total Purchase Price	February 02, 2016	
	Carcia, AL 30040	or	φ110,000.00	
		Actual Value		
	i	or		
		Assessor's Market Value		
one) (Recordation Bill of Sale Sales Con Closing St	atement	red) Appraisal Other		
of this form is not re		ontains an orthe required in	formation referenced above, the filing	
Instructions				
Grantor's name and current mailing add	d mailing address - provide the name ress.	of the person or persons co	nveying interest to property and their	
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 b	being conveyed, if available.		
Date of Sale - the date on which interest to the property was conveyed.				
Total purchase price the instrument offer	e - the total amount paid for the purch red for record.	nase of the property, both rea	al and personal, being conveyed by	
	property is not being sold, the true varied for record. This may be evidenced market value.	* - *		
valuation, of the pro-	ed and the value must be determined operty as determined by the local office used and the taxpayer will be penali	cial charged with the respons	sibility of valuing property for property	
further understand Code of Alabama 1		this form may result in the in		
Date February 02,	2010	rinit -occident Ve	aciano migno)	
Unattested		Sign /		
5	Filed and Recorded (Verified by) Official Public Records	(Grantor/	Grantee/Owner/Agent) circle one	
برندا المراسم	Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL	5		

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\$141.00 DEBBIE

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Form RT-1