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03/02/2016 01:34:07 PM  
DEEDS 1/6

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After Recording Return To:

ROBERT LAWRENCE NILSEN and SHIRLEY ANNE NILSEN  
108 PARK PLACE CIRCLE, ALABASTER, AL 35007

Mail Tax Forms To:

ROBERT LAWRENCE NILSEN and SHIRLEY ANNE NILSEN  
108 PARK PLACE CIRCLE, ALABASTER, AL 35007

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: 90828

STATE OF ALABAMA  
SHELBY COUNTY

Tax ID: 23 2 10 4 003 014.000

## **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 24 day of February, 2016, that for and in consideration of \$112,500.00 (One Hundred Twelve Thousand Five Hundred Dollars and Zero Cents), 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 ROBERT LAWRENCE NILSEN and SHIRLEY ANNE NILSEN, whose tax-mailing address is 108 PARK PLACE CIRCLE, ALABASTER, AL 35007, 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. 20160111000009570 IN THE SHELBY COUNTY, ALABAMA LAND RECORDS.**

**PROPERTY ADDRESS:** 108 PARK PLACE CIRCLE, ALABASTER, AL 35007  
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.*

**[THIS SPACE LEFT INTENTIONALLY BLANK]**

**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.

**[THIS SPACE LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 24 day of February, 2016.

**THE SECRETARY OF VETERANS AFFAIRS**

An Officer of the United States of America

By: Tashemia Brown  
Tashemia Brown, AVP

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 }

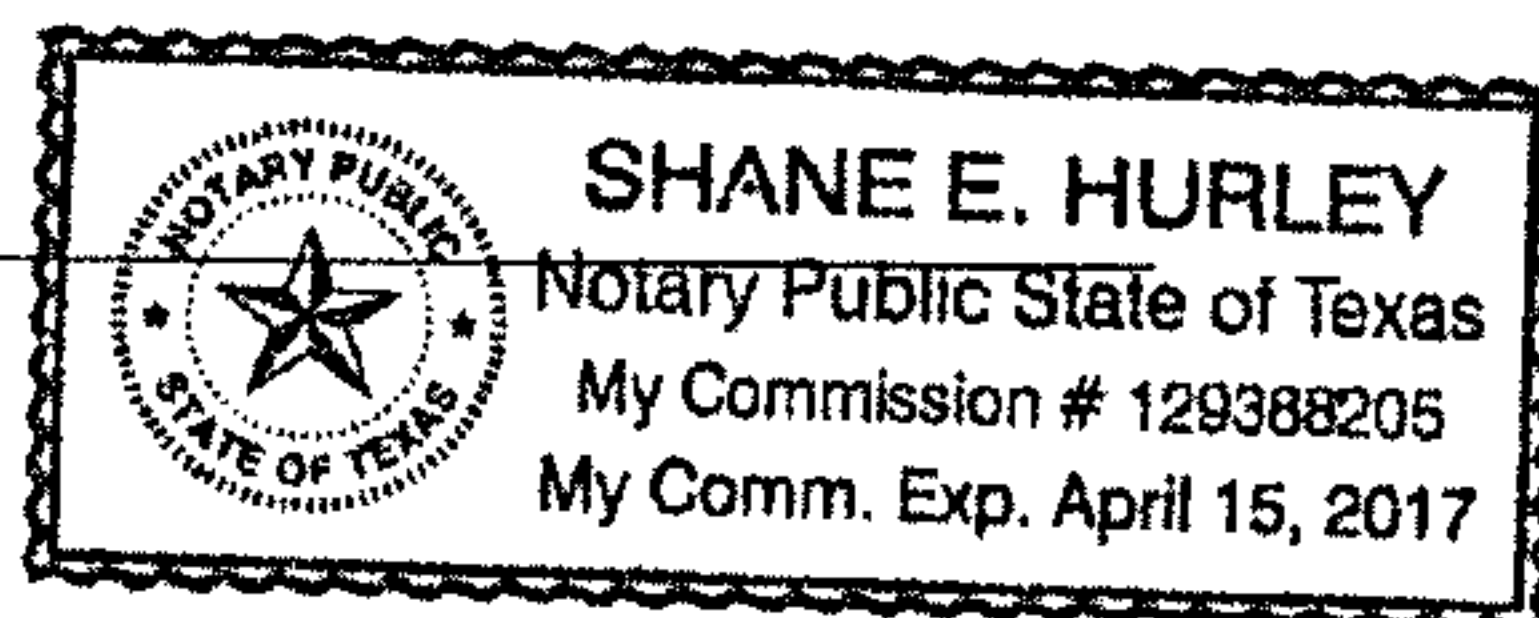
COUNTY OF Denton }

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Tashemia Brown, 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 24 day of February, 2016.

SE Hurley  
Notary Public

My Commission Expires:



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

Lot 14, according to the Survey of Park Place Third Addition as recorded in Map Book 17, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.



**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 Veterans Affairs

Grantee's Name Robert Lawrence Nilsen by: Shirley  
Anne Nilsen, Attorney in Fact  
Shirley Anne NilsenMailing Address 810 Vermont Avenue NW  
Washington, DC 20420Mailing Address 108 Park Place Circle  
Alabaster, AL 35007Property Address 108 Park Place Circle  
Alabaster, AL 35007

Date of Sale February 26, 2016

Total Purchase Price \$112,500.00

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 - 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 of 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 February 28, 2016

Print Secretary of Veterans Affairs

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/02/2016 01:34:07 PM  
 \$51.50 CHERRY  
 20160302000066810

A handwritten signature, likely of the County Clerk, is written over the official stamp.

**Form RT-1**