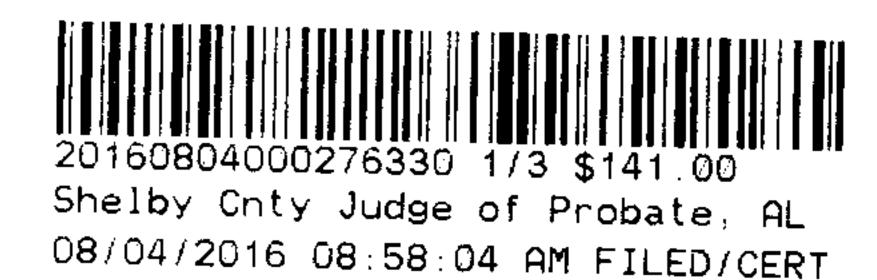
Return to and send tax notice to Grantee(s) at: Oscar Mercedes Mojica and Guadalupe Estela Mojica, 2445 Bramble Way, Santa Rosa, CA 95403

Prepared by:
George Vaughn, Esquire*
300 Cahaba Park Circle, Suite 200
Birmingham, Alabama 35242



SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

Exempt from Withholding Tax per AL Code §40-18-86 (d)(3)



THIS INDENTURE WITNESSETH, 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, ("Grantor") CONVEYS AND SPECIALLY WARRANTS to Oscar Mercedes Mojica and Guadalupe Estela Mojica, whose address is 2445 Bramble Way, Santa Rosa, CA 95403 ("Grantee(s)") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

Lot 25, according to the survey of Stonehaven, as recorded in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 5/19/2016 at Instrument No. 20160519000170800 in the records of Shelby County, Alabama.

Commonly known as 107 Stone Road, Pelham, AL 35124. This address is provided for informational purposes only.

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership and not otherwise.

[Signature Page Follows]

REO 98360

THE SECRETARY OF VETT An Officer of the United States of	/	
An Officer of the United States of the	RITERICA	
(By: 1)		
Hundh.	AKIEDIANI	<u></u>
Printed Name, Title	· · · · · · · · · · · · · · · · · · ·	
By the Secretary's duly authorized	property	
management contractor, Vendor Re	esource	
Management, pursuant to a delegat	ion of authority	
found at 38 C.F.R. 36.4345(f)		
	ACKNOWLEDGMENT	
STATE OF TEXAS	\	20160804000276330 2/3 \$141.00
SIAIL OF ILAAS) \	Shelby Cnty Judge of Probate, AL 08/04/2016 08:58:04 AM FILED/CERT
COUNTY OF DENTON)	
COUNTION DENTON	$2\sqrt{2}$	
ACKNOWLEDGED AND EXE	CLIPED BEFORE ME the	undersigned authority, personally
		Management who is the Secretary's
		delegation of authority found at 38
, ,	•	as identification, and is the person
		Veterans Affairs, and acknowledged
that he/she executed the same as the	•	
	L	•
In Witness Whereof, I have hereu	into set my hand and affixed m	y official seal in the State of Texas
aforesaid, this day	y of	6.
	LISA	G KELLEY
Notary Public	Notary Pu	blic State of Texas
Mu Camminai de Famina	My Comm	nission # 129067631 🥻
My Commission Expires:	My Comm	. Exp. July 26, 2020

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/info@betterslawfirm.com/(713) 360-6290.

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 Secretary of Veterans	Grantee's Name	Oscar Mercedes Mojica	
	Affairs		and Guadalupe Estela	
a			Mojica	
Mailing Address	810 Vermont Ave NW	Mailing Address	2445 Bramble Way	
	Washington DC 20420		Santa Rosa Ca 95403	
				
Property	107 Stone Road	Date of Sale	July 25, 2016	
Address	107 Storic Road	Date of Sale	July 23, 2010	
	Pelham,Al35124	Total Purchase Price	\$120,000.00	
		or		
		Actual Value	\$	
		or		
2016080400	0276330 3/3 \$141.00	Assessor's Market	\$	
	y Judge of Probate; AL : 08:58:04 AM FILED/CERT	Value	<u> </u>	
The purchase pri	ce or actual value claimed or	this form can be verified	in the following documentary	
•	one) (Recordation of docum	entary evidence is not requ	uired)	
Bill of Sale Appraisal				
X Sales Con		Other		
Closing Sta				
	e document presented for rec		e required information	
referenced above	e, the filing of this form is not	required.		
 				
Grantor's name and m	Ln ailing address - provide the name of t	I structions he person or persons conveying in	terest to property and their current	
mailing address.	iaming address - provide the name of t	inc person or persons conveying in	terest to property and their current	
Grantee's name and n	nailing address - provide the name of	the person or persons to whom inte	erest to property is being conveyed.	
Property address - the	physical address of the property bein	g 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	e of the property, both real and per	sonal being conveyed by the	
instrument offered for	•	or the property, beth real and per	Jonai, Doing Jona by the	
Actual value - if the pre	operty is not being sold, the true value	of the property, both real and pers	sonal, being conveyed by the	
instrument offered for market value.	record. This may be evidenced by an	appraisal conducted by a licensed	appraiser or the assessor's current	
If no proof is provided	and the value must be determined, the	e current estimate of fair market va	lue excluding current use valuation	
•	ermined by the local official charged wi			
• •	will be penalized pursuant to Code of			
I attest, to the best of r	ny knowledge and belief that the infor	mation contained in this document	is true and accurate. I further	
understand that any fa	lse statements claimed on this form m			
<u>1975</u> § 40-22-1 (h).				
Date July 2	<u>25</u> , 2016	Print: <u>Jermey Paarker</u>		
		and the same of th		
Unattested	· · · · · · · · · · · · · · · · · · ·	Sign:		
	(verified by)	Grantor/Gran	tee/Owner/Agent (circle one) Form RT-1	
			• VIIII IXI - A	