

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



20160804000276330 1/3 \$141.00
Shelby Cnty Judge of Probate, AL
08/04/2016 08:58:04 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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

Dated: 20 day of July, 2016.

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

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$120.00

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: [Signature]

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)*

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF DENTON)



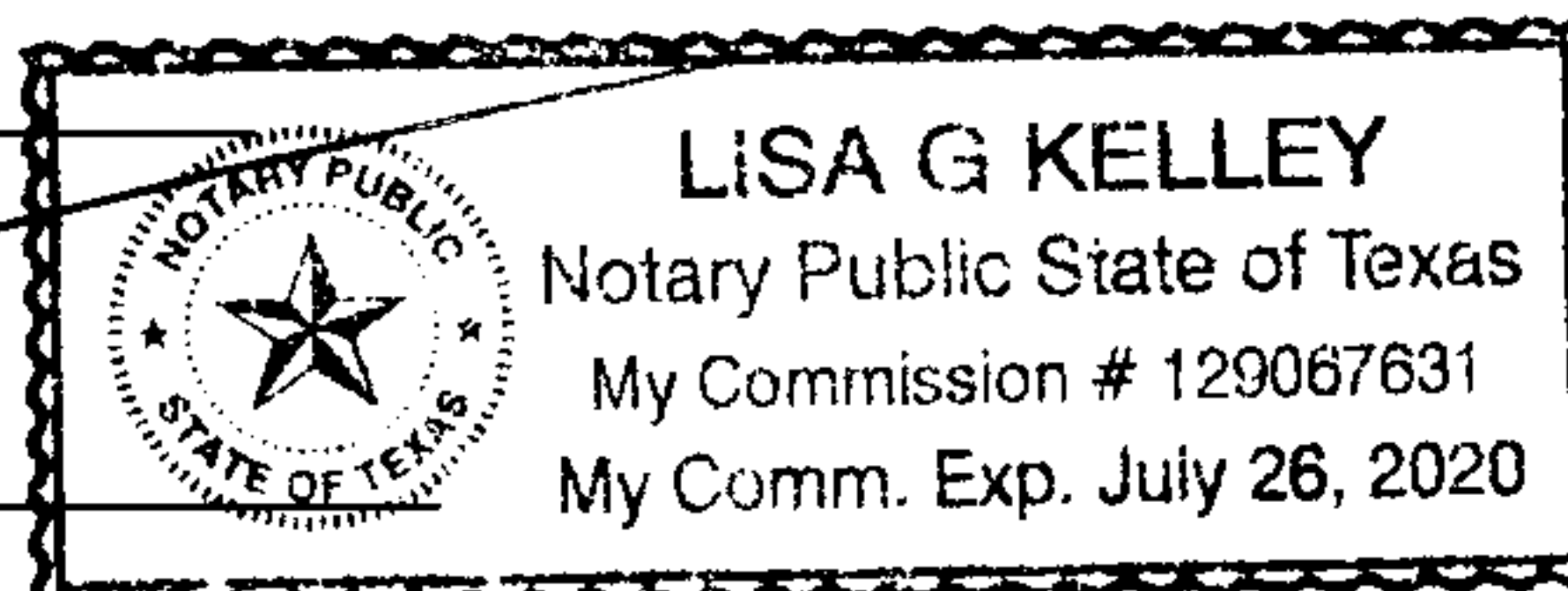
20160804000276330 2/3 \$141.00
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[Signature] ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared [Signature] on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 20 day of July, 2016.

Notary Public

My Commission Expires: _____



*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.

