20161014000377180 10/14/2016 08:18:55 AM DEEDS 1/3

Return to and send tax notice to Grantee(s) at: Ronnie Martin, Jr., 133 E. Willow Cir., Calera, AL 35040

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)

Dated: day of 100, 201

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 Ronnie Martin, Jr., married, as sole and separate property, whose address is 130 Bukingham Circle, Montevallo, AL 35115 ("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 27, according to the survey of Marengo Sector One, as recorded in Map Book 22, Page 123, 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 6/14/2016 at Instrument No. 20160614000205060 in the records of Shelby County, Alabama.

Commonly known as 133 E. Willow Cir., Calera, AL 35040. 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 99938

THE SECRETARY OF VETERANS AFFAIRS				
An Officer of the United States of America				
Hongly S				
UNUM, HUMAN				
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				
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared NOVAL 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 abd affixed my official seal in the State of Texas aforesaid, this day of				
aforesaid, this day of day of				
Notary Public Notary Public State of Texas				
Notary Public State of Texas Notary Public State of Texas My Commission # 129067631				
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.				

Real Estate Sales Validation Form

This	Document must be filed in acc	cordance with Code of Alabama 1	975, Section 40-22-1	
Grantor's Name Mailing Address	Scring & VA 80 Vermont Rue N Washington DC 21	Grantee's Name Mailing Address		
Property Address	BAELWILLAGORE Calesa A 3506	Date of Sale Total Purchase Price or	\$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
201610140003771 AM DEEDS 3/3	80 10/14/2016 08:18:55	Actual Value or Assessor's Market Value	\$ \$	
•	ne) (Recordation of docun	this form can be verified in the nentary evidence is not required. 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.				
	l mailing address - provide ir current mailing address.	Instructions the name of the person or pe	rsons conveying interest	
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.				
conveyed by the ins		This may be evidenced by ar	, both real and personal, being a ppraisal conducted by a	
excluding current us esponsibility of valu	e valuation, of the property			
accurate. I further ur	nderstand that any false stated in Code of Alabama 19	tements claimed on this form 75 § 40-22-1 (h).		
)ate 101010	>	Print <u>Set</u>		
Unattested		Sign	A CONTRACT OF THE PROPERTY OF	
Filed and Re	corded (verified by)	(Granter	e/Owner/Agent) circle one	

Form RT-1

Official Public Records

Shelby County, AL 10/14/2016 08:18:55 AM

County Clerk

S28.00 CHERRY

20161014000377180

Judge James W. Fuhrmeister, Probate Judge,