

Return to and send tax notice to Grantee(s) at:  
JH2 ENTERPRISES INC, 629 Whispering Ridge, Helena, AL 35080

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

**20170201000039310**  
**02/01/2017 12:55:34 PM**  
**DEEDS 1/2**

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

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

Dated: 4 day of JANUARY, 2017.

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 JH2 ENTERPRISES INC, an Alabama corporation, whose address is 629 Whispering Ridge, Helena, AL 35080 ("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 73, ACCORDING TO THE SURVEY OF NOTTINGHAM, SECTOR 4, AS RECORDED IN MAP BOOK 43, PAGE 58, 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 7/27/2016 at Instrument Number 20160727000262270 in the records of Shelby, Alabama.

Commonly known as 488 Sherwood Circle, 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 102141

THE SECRETARY OF VETERANS AFFAIRS  
An Officer of the United States of America

By: Donck Daniels

Donck Daniels IAP

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 Donck Daniels 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 4 day of JANUARY, 2017.

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@betterlawfirm.com/(713) 360-6290.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/01/2017 12:55:34 PM  
\$181.00 CHERRY  
20170201000039310

James W. Fuhrmeister