

20170706000239260
07/06/2017 08:46:40 AM
DEEDS 1/3

Return to and send tax notice to Grantee(s) at:
Katherine M. Cate and Brenton E. Cate, 7041 North Highfield Drive, Birmingham, AL 35242

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: 5 day of June, 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 Katherine M. Cate and Brenton E. Cate, whose address is 7046 Bradstock Court, Birmingham, AL 35242 ("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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF
BIRMINGHAM, COUNTY OF SHELBY AND STATE OF ALABAMA BOUNDED AND
DESCRIBED AS FOLLOWS.

LOT 7, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, PHASE IV,
AS RECORDED IN MAP BOOK 21, PAGE 38 A & B, 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 3/3/2017 at
Instrument No. 20170303000074760 in the records of Shelby County, Alabama.

Commonly known as 7041 North Highfield Drive, Birmingham, AL 35242. 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 109612

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

By: [Signature]

Printed Name, Title

AVP
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)

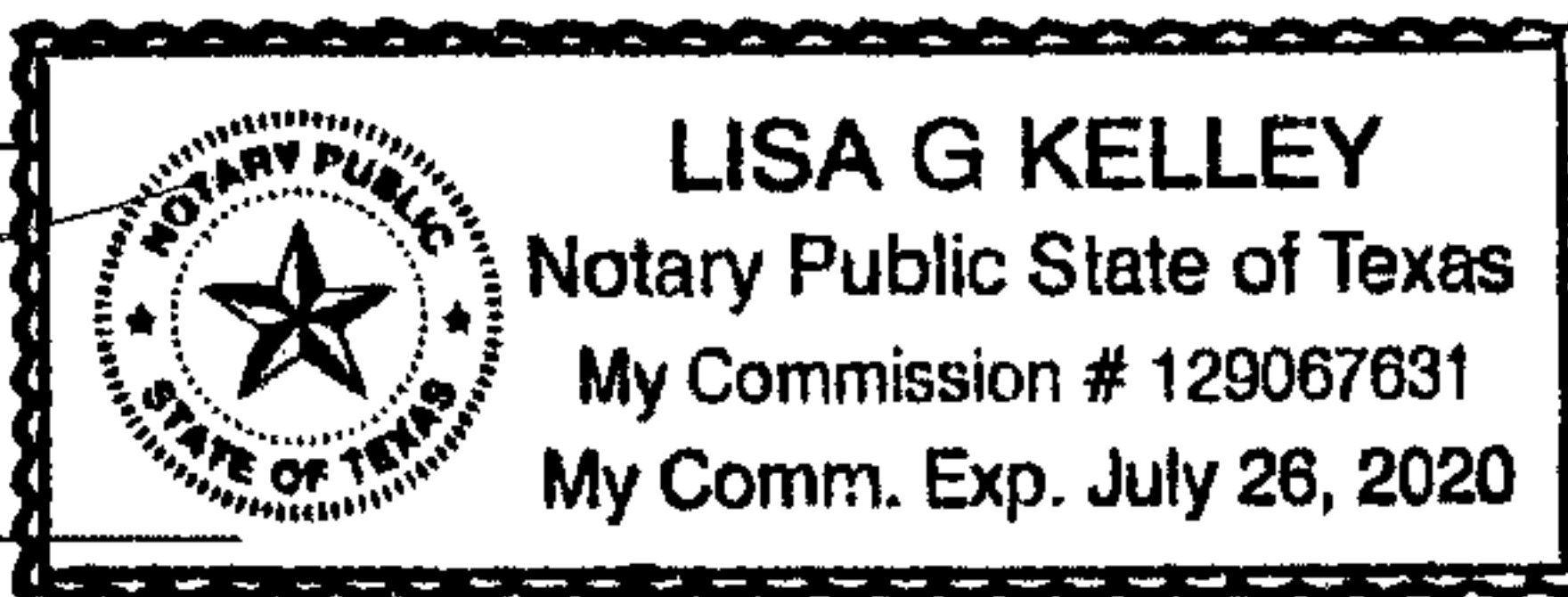
COUNTY OF DENTON)

[Signature] AVP
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 5 day of June, 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@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 Sec. of VA
 Mailing Address 810 Vermont Ave NW.
Washington, DC
20430

Grantee's Name Katherine and Brentin
 Mailing Address Same
Cate

Property Address 7041 N. Highfield Dr.
B'ham, AL
35242

Date of Sale 6/5/17
 Total Purchase Price \$ 489,555.00
 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 or 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 6/14/17



Filed and Recorded
 Official Public Records
 Judge James W. Fuhmister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/06/2017 08:46:40 AM
 \$45.50 CHERRY
 20170706000239260

Print Lisa Eaton

Sign (Signature)

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one