Return to and send tax notice to Grantee(s) at: D. Elwyn Bearden and Debby Bearden, 3490 Bearden Lane, Helena, AL 35080

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

20170901000321100 09/01/2017 03:23:55 PM DEEDS 1/3

SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

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

Dated Of HUD 3, 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 D. Elwyn Bearden and Debby Bearden, whose address is 3490 Bearden Lane, 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS LOT 36, ACCORDING TO THE SURVEY OF SUGAR HILL TOWNHOMES, AS RECORDED IN MAP BOOK 28, PAGE 115, 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 3/23/2017 at Instrument No. 20170323000096530 in the records of Shelby County, Alabama.

Commonly known as 140 Sugar Hill Lane, Alabaster, AL 35007. 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. Grantee(s) further acknowledges that statutory rights of redemption may apply, and releases and holds Grantor harmless for any and all damages resulting from any exercise of redemption rights.

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 111692

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THE SECRETARY OF VETERANS AFFAIRS				
An Officen of the United States of America				
Man Ma				
The state of the s				
Undrug Chity				
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				
CTATE OFTEVAC				
STATE OF TEXAS)				
COUNTY OF DENTON				
ACKNOWIEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared MULL on behalf of Vendor Resource Management who is the Secretary's				
appeared M. M. 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.				
mat negone executed the same as the nee act and deed of said secretary.				
In Witness Whereof, I have hereunto setting hand and affixed my official seal in the State of Texas				
aforesaid, this day of HUIII, 2017.				
LISA G KELLEY				
Notary Public Notary Public Notary Public State of Texas				
My Commission # 129067631 My Comm. Exp. July 26, 2020				
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				

*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.

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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	D. Elwyn Bearden and	
Mailing Address	Affairs	Mailing Address	Debby Bearden	
	810 Vermont Ave NW		3490 Bearden Lane	
	Washington, DC 20420		Helena, AL 35080	
ГЭ		Data of Cole		
Property Address	140 Sugar Hill Lane	Date of Sale		
	Alabaster, AL 35007	Total Purchase Price	81 ,500.00	
		Or	<u>ሱ</u>	
	Actual Value \$			
	Α	Or	ተ	
	Assessor's Market Value \$			
•				
	document presented for rec the filing of this form is not requ		of the required information	
	Instri	ıctions		
	l mailing address - provide the urrent mailing address.		ersons conveying interest to	
Grantee's name and property is being co	d mailing address - provide the nveyed.	name of the person or	persons to whom interest to	
Property address - 1	the physical address of the pro	perty being conveyed, if	available.	
Date of Sale - the d	ate on which interest to the pro	perty was conveyed.		
•	e - the total amount paid for th the instrument offered for recor	•	erty, both real and personal,	
being conveyed by t	property is not being sold, the the instrument offered for record iser or the assessor's current n	d. This may be evidence		
excluding current uresponsibility of va	led and the value must be det se valuation, of the property a luing property for property tax to <u>Code of Alabama 1975</u> § 40	s determined by the loc c purposes will be use	cal official charged with the	
and accurate. I furt	of my knowledge and belief that her understand that any false nalty indicated in <u>Code of Alaba</u>	statements claimed on	this form may result in the	
Date		Print <u>B. CHRISTO</u>	PHER BATTLES	
Unattested		Sign		
	(verified by)		tee/Owner/Agent) circle one	
	(voillou by)	(Cranton Chant	COO, O WITCH ANGUITE / CITOLO OTTO	

Form RT-1