2018010300000540 01/03/2018 08:45:16 AM QCDEED 1/3

Return to and send tax notice to Grantee(s) at: Robert E. Owens, 3492 Bearden Lane, Helena, AL 35080

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

QUITCLAIM DEED

STATE OF ALABAMA COUNTY OF SHELBY

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

Dated: 20 day of to couldo, 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") QUITCLAIMS to Robert E. Owens, whose address is 3492 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:

LOT 12, ACCORDING TO THE SURVEY OF HIDDEN CREEK TOWNHOMES, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 37, IN THE OFFICE OF THE JUDGE OF PROBATE 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 10/17/2017 at Instrument No. 20171017000377550 in the records of Shelby, Alabama.

Commonly known as 173 Hidden Creek Cove, 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. 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.

[Signature Page Follows]

REO 122132

20180103000000540 01/03/2018 08:45:16 AM QCDEED 2/3

THE SECRETARY OF VETERANS AFFAIRS				
An Officer of the United States of America				
By: McCly Spennell				
-alah Honett AA				
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				
The Day Court 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.				
nec act and accd of said occiciary.				
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this				
day of Le cepuber, 2017				
SHANE E HURLEY				
Notary Public State of Texas My Commission# 129388205				
Му Comm. Exp. Apr. 15, 2021				
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 Mailing Address	Secretary of Veteran Afr 810 Vermont Ave NW Washington, DC 20420	fairs Grantee's Name Mailing Address	Robert E. Owens 3492 Bearden Lane Helena, AL 35080	
Property Address	173 Hidden Creek Cove Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value	e\$	
2018010300000540 01/03/2018 08:45:16 AM QCDEED 3/3Or Assessor's Market Value \$				
	ne) (Recordation of docume act		the following documentary ired)	
	document presented for he filing of this form is not re		of the required information	
		structions he name of the person or p	persons conveying interest to	
Grantee's name an property is being co	· · · · · · · · · · · · · · · · · · ·	the name of the person or	persons to whom interest to	
Property address -	the physical address of the	property being conveyed, it	f 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.				
being conveyed by t		cord. This may be evidence	erty, both real and personal, ed by an appraisal conducted	
excluding current u responsibility of va	se valuation, of the propert	y as determined by the lo tax purposes will be use	stimate of fair market value, cal official charged with the day and the taxpayer will be	
and accurate. I furt	_	lse statements claimed on	ined in this document is true this form may result in the	
Date	Filed and Recorded Official Public Records Judge James W. Fuhrmeister, P County Clerk Shelby County, AL	Print B. CHRISTO	PHER BATTLES	
Unattested	01/03/2018 08:45:16 AM S122.00 CHERRY 20180103000000540 (verified by)	Sign(Grantor/Grante	eé/Owner/ <u>Agent</u>) circle one	

Form RT-1