

20180103000000540
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 December, 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

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Secretary of Veteran Affairs	Grantee's Name	Robert E. Owens
Mailing Address	810 Vermont Ave NW Washington, DC 20420	Mailing Address	3492 Bearden Lane Helena, AL 35080
Property Address	173 Hidden Creek Cove Pelham, AL 35124	Date of Sale	December 20, 2017
		Total Purchase Price \$	100,750.00
		Or	
		Actual Value \$	
20180103000000540 01/03/2018 08:45:16 AM QCDEED 3/3		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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		Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one