

20181204000424610  
12/04/2018 03:40:17 PM  
DEEDS 1/3

Return to and send tax notice to Grantee(s) at:  
Mulan Zou, 2000 Kensington Court, Calera, AL 35040

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: 21<sup>st</sup> day of October, 2018.

(Consideration \$151,380.00)

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 Mulan Zou, a single woman, whose address is 2846 Wisteria Drive, Hoover, AL 35216 ("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 1, KENSINGTON PLACE, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS GRANTED IN THAT CERTAIN GRANT OF TEMPORARY ACCESS EASEMENT RECORDED IN INSTRUMENT 20061227000626720, IN SAID PROBATE OFFICE. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 6/1/2018 at Instrument number : 20180601000193410 in the records of Shelby, Alabama.

Commonly known as 2000 Kensington Court, 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. 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 130348

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

By

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

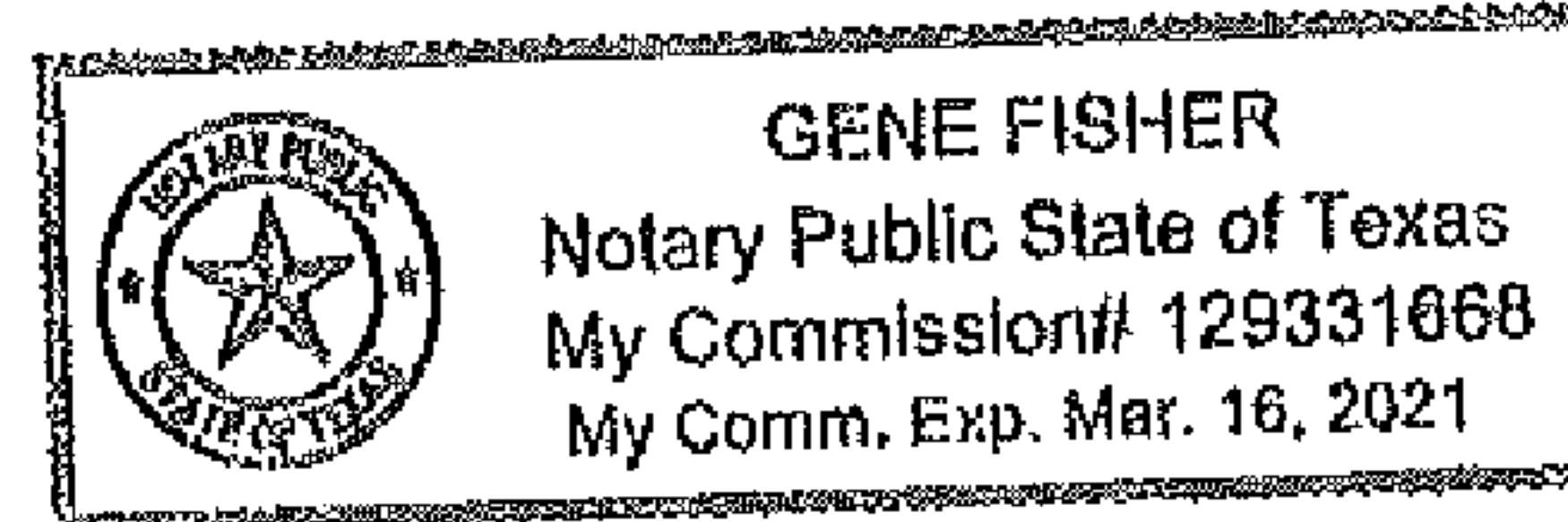
STATE OF TEXAS

COUNTY OF DENTON

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally  
appeared Thonela Anacle 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 26 day of October, 2018.

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.

20181204000424610 12/04/2018 03:40:17 PM DEEDS 3/3  
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 Veterans Affairs  
Mailing Address 810 Vermont Avenue NW  
Washington, DC 20420

Grantee's Name Mulan Zou  
Mailing Address 2000 Kensington Court  
Calera, AL 35040

Property Address 2000 Kensington Court  
Calera, AL 35040

Date of Sale 11/30/2018  
Total Purchase Price \$ 151380.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ 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 12/4/18

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/04/2018 03:40:17 PM  
\$172.50 CHARITY  
20181204000424610

Form RT-1