

Return to and send tax notice to Grantee(s) at:  
Trent Jones, 821 Middle Street, Montevallo, AL 35115

20190205000037720  
02/05/2019 11:38:31 AM  
QCDEED 1/3

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 24 day of January, 2019.

THIS INDENTURE WITNESSETH, the United States of America acting by and through the Rural Housing Service, United States Department of Agriculture, whose address is U.S. Department of Agriculture, 1400 Independence Avenue, S.W., Washington, D.C. 20250, ("Grantor") QUITCLAIMS to Trent Jones, whose address is 821 Middle Street, Montevallo, AL 35115 ("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 10, ACCORDING TO THE SURVEY OF SHAW VILLAS PHASE 2 AS RECORDED IN MAP BOOK 14, PAGE 115 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 10/16/2018 at Instrument Number: 20181016000366730 in the records of Shelby County, Alabama.

Commonly known as 121 Gardner Street, Montevallo, AL 35115. 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 137155

United States of America Acting Through the Rural Housing Service or Successor Agency, United States Department of Agriculture

By: Thunda Canada  
Thunda Canada

Printed Name, Title

By: Vendor Resource Management, Inc., a Texas corporation, and USDA's duly authorized property management contractor pursuant to a delegation of authority found within Interagency Agreement AGVA-1517 AVP

ACKNOWLEDGMENT

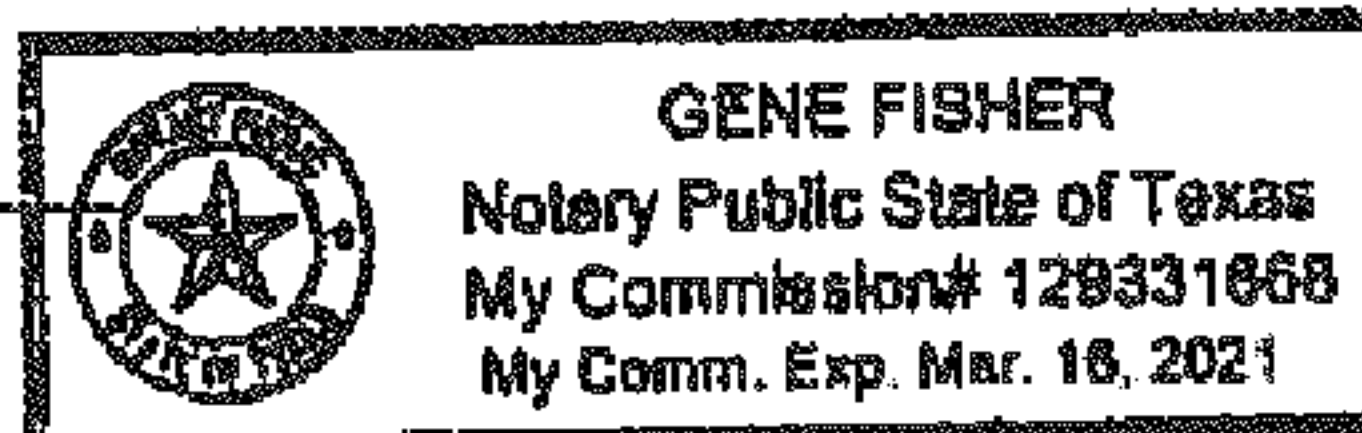
STATE OF TEXAS )

COUNTY OF DENTON )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Thunda Canada (name), AVP (title) of Vendor Resource Management, Inc., a Texas corporation, which is the duly authorized property management contractor of the United States Department of Agriculture pursuant to a delegation of authority found within Interagency Agreement AGVA-1517, to me known or has shown \_\_\_\_\_ as identification, and is the person who executed the foregoing instrument on behalf of the said Vendor Resource Management, Inc., the United States Department of Agriculture and the United States of America.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 24 day of January, 2019.

[Signature]  
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	United States of America acting by and through the Rural Housing Service, United States Department of Agriculture	Grantee's Name	Trent Jones
Mailing Address	1400 Independence Ave, SW Washington, DC 20250	Mailing Address	821 Middle Street Montevallo, AL 35115
Property Address	121 Gardner St Montevallo, AL 35115	Date of Sale	January 28, 2019
		Total Purchase Price	\$64,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input 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 - United States of America acting by and through the Rural Housing Service, United States Department of Agriculture, 1400 Independence Ave, SW, Washington, DC 20250.

Grantee's name and mailing address - Trent Jones, 821 Middle Street, Montevallo, AL 35115.

Property address - 121 Gardner St, Montevallo, AL 35115

Date of Sale - January 28, 2019.

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: January 28, 2019

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2019 11:38:31 AM  
\$85.50 CHERRY  
20190205000037720

*Allen S. Bayl*