

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

BA11900175

Value \$27,900.00

Return to and send tax notice to Grantee(s) at:
Keith A. Stanley, 1476 King Street, Montevallo, AL 35115

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

20190422000132030

04/22/2019 03:13:15 PM

DEEDS 1/3

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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

Dated: 8 day of April, 2019.

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 Keith A. Stanley, whose address is 521 County Road 304, Calera, AL 35040 ("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:

THE REAL PROPERTY MORE FULLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 3/5/2019 at Instrument Number: 20190305000069540 in the records of Shelby County, Alabama.

Commonly known as 1476 King Street, Montevallo, AL 35115. This address is provided for informational purposes only.

\$124,063.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 137687

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *Theresa Canada*
Theresa CANADA

Printed Name, Title

AVP

*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)

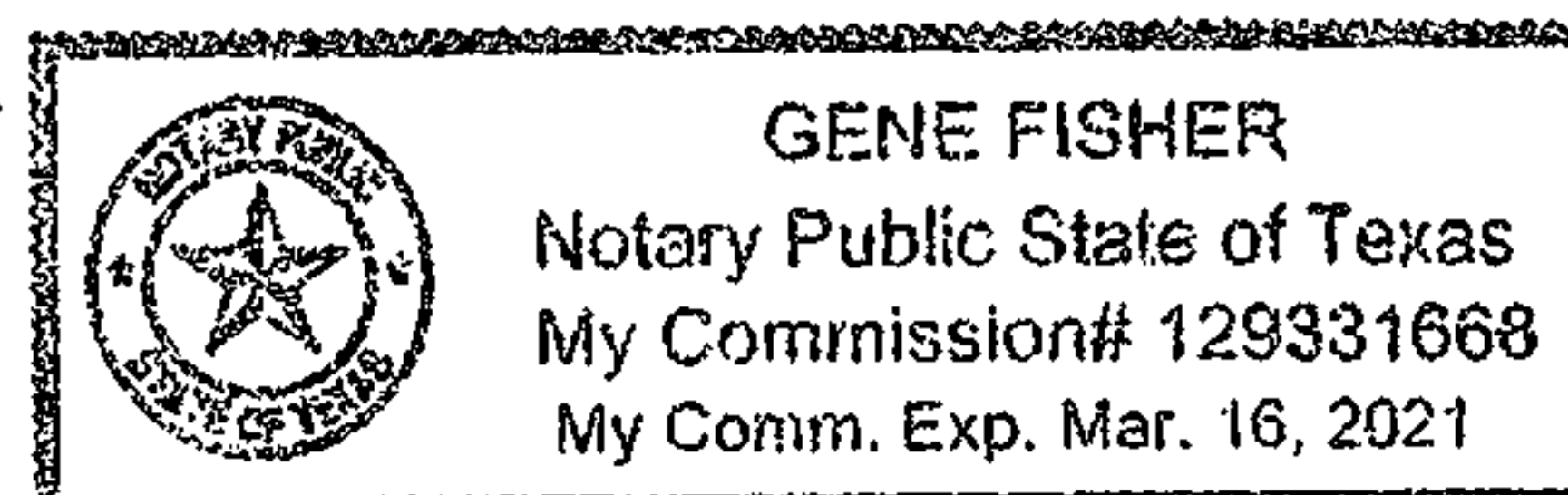
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Theresa Canada* *AVP* 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 *8* day of *April*, 2019.

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.

EXHIBIT "A"

Lots 20, 21, 22, 23, 24, 25 and 26, according to map of Wooley Heights, as recorded in Deed Book 77, Page 443, in the Probate of Shelby County, Alabama.

ALSO, a lot described as follows: Begin at the Southeast corner of said Lot 21; thence in a Northeasterly direction along the Southeast boundary of said Lots 20 thro 26 for 150.00 feet to the Northeast corner of said Lot 26; thence in a Southeasterly direction in a straight line (which would be a continuation of the North line of said Lot 26 for 50.00 feet); thence in a Southwesterly direction along a line parallel to said Southeast boundary for Lots 20 to 26 for 125.00 feet; thence in a Westerly direction for 55.90 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2019 03:13:15 PM
\$25.00 JESSICA
20190422000132030

Allen S. Bayl