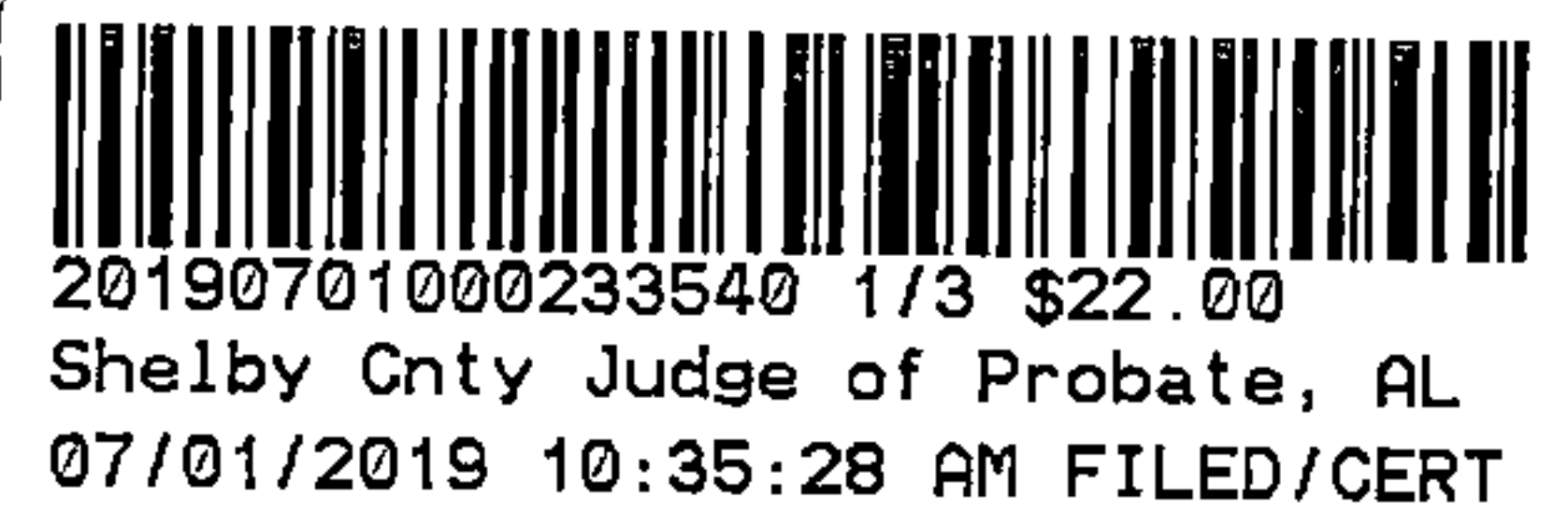


20190701000233540
07/01/2019 10:35:28 AM
QCDEED 1/3

Return to and send tax notice to Grantee(s) at:
Melissa W. Cooper, 1413 Highway 7, Wilsonville, AL 35186



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: 30 day of May, 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 Melissa W. Cooper, whose address is 915 West Walnut Street, Sylacauga, AL 35150 ("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, ACCORDING TO THE SURVEY OF WHIPPOORWILL ESTATES, A MINOR RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 114, IN THE PROBATE OFFICE 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 11/8/2018 at Instrument Number: 20181108000396170 in the records of Shelby County, Alabama.

Commonly known as 1413 Highway 7, Wilsonville, AL 35186. 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 138157



20190701000233540 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/01/2019 10:35:28 AM FILED/CERT

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

By: Chunela Canada

Printed Name, Title AMP

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*

ACKNOWLEDGMENT

STATE OF TEXAS)

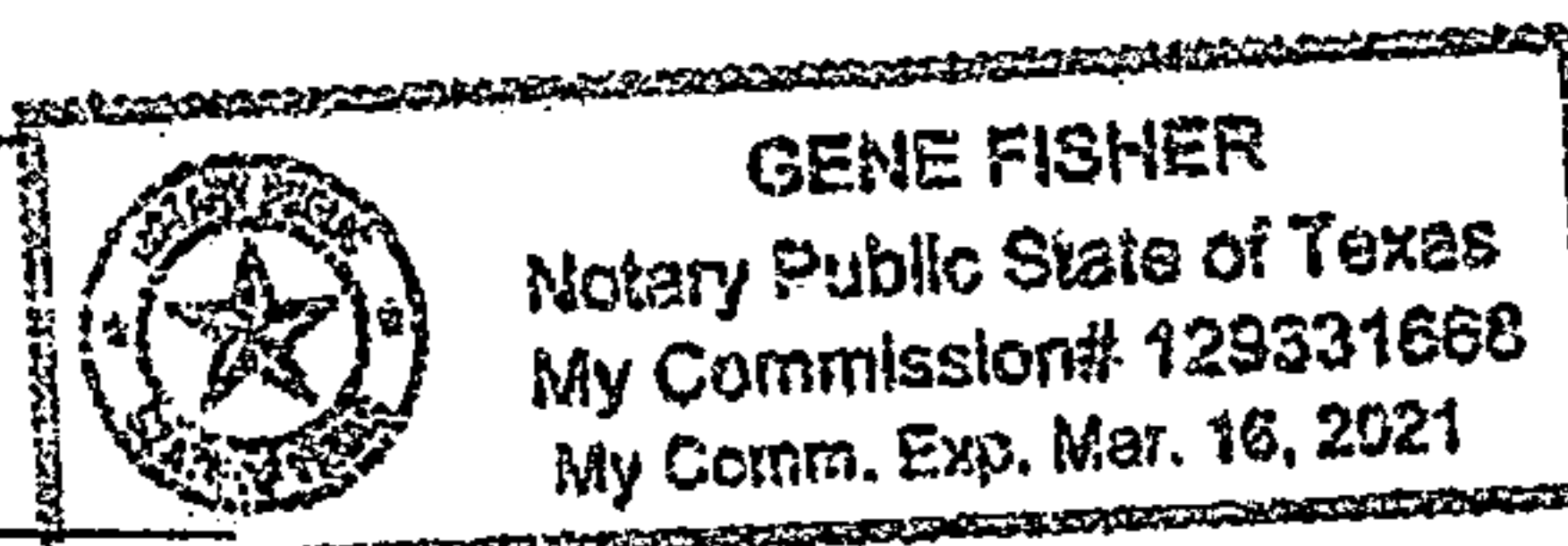
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Chunela Canada (name), AMP (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 30 day of May, 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 Rural Housing Service
 Mailing Address 1413 HWY 7
Wilsonville, AL 35186


Grantee's Name Melissa Cooper
 Mailing Address 1413 HWY 7
Wilsonville, AL 35186

Property Address 1413 HWY 7
Wilsonville, AL 35186

Date of Sale 5/31/19
 Total Purchase Price \$ 83,000

or
 Actual Value \$

or
 Assessor's Market Value \$


 20190701000233540 3/3 \$22.00
 Shelby Cnty Judge of Probate, AL
 07/01/2019 10:35:28 AM FILED/CERT

County

Lisa Eaton

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 6/28/2019Print LISA EATONUnattestedSign *Lisa Eaton*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one