

20191107000413860
11/07/2019 10:16:13 AM
DEEDS 1/2

Return to and send tax notice to Grantee(s) at:
Stephen C. Bozeman, 1020 Prestwood Bridge Road, Andalusia, AL 36421

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: 7 day of October 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 Stephen C. Bozeman, a married man, whose address is 1020 Prestwood Bridge Road, Andalusia, AL 36241 ("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 MAP OF "LACOOSA ACRES" AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 6, PAGE 45; 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 7/10/2019 at Instrument Number 20190710000246210 in the records of Shelby County, Alabama.

Commonly known as 133 Woodland Drive, Shelby, AL 35143. 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 145098

*Note to Recording Clerk: The contract sales price is \$24,500

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

By: Chenck Canada
Chenck Canada

Printed Name, Title AVP

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)

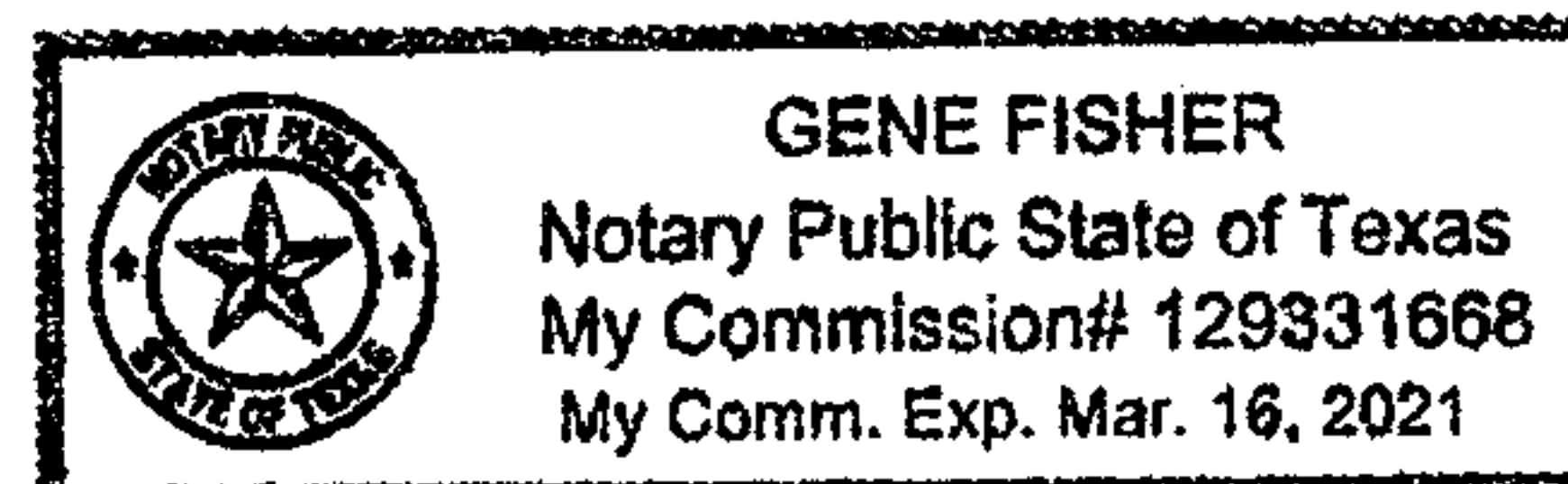
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Chenck 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 7 day of October, 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2019 10:16:13 AM
\$49.50 CHERRY
20191107000413860

Allen S. Bayl