

Return to and send tax notice to Grantee(s) at:

Billy C. Jackson and Teresa D. Jackson, 101 Glengerry Drive, Pelham, AL 35124

Prepared by:

George Vaughn, Esquire*

300 Cahaba Park Circle, Suite 200

Birmingham, Alabama 35242

20200102000002240

01/02/2020 01:06:45 PM

DEEDS 1/4

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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

Dated: 23 day of December, 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 Billy C. Jackson and Teresa D. Jackson, husband and wife as joint tenants with right of survivorship, whose address is 832 Ballantrae Parkway, Pelham, AL 35124 ("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 1001, ACCORDING TO THE SURVEY OF FINAL PLAT, GLENGERRY AT BALLANTRAE, AS RECORDED IN MAP BOOK 33, PAGE 139 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED SEPTEMBER 10, 2019, RECORDED IN INSTRUMENT NO. 20190919000343510, IN THE OFFICE OF THE JUDGE OF PROBATE 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 11/12/2019 at Instrument Number 20191112000417860 in the records of Shelby County, Alabama.

Commonly known as 101 Glengerry Drive, Pelham, AL 35124. 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.

20200102000002240 01/02/2020 01:06:45 PM DEEDS 2/4

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 147269

THE SECRETARY OF VETERANS AFFAIRS

An Officer 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

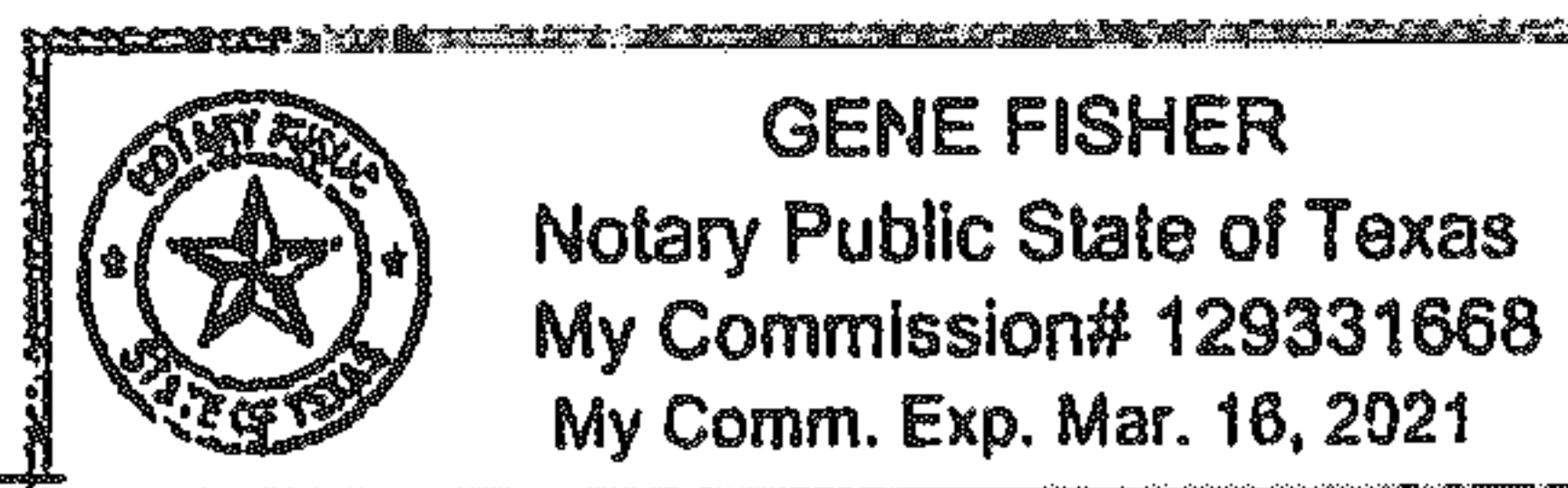
COUNTY OF DENTON

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jeffrey Edwin 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 23 day of December, 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.

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, an Officer of the United States	Grantee's Name	Billy C. Jackson and Teressa D. Jackson
Mailing Address	810 Vermont Ave. NW Washington, DC 20420	Mailing Address	101 Glengerry Drive Pelham, AL 35124
Property Address	101 Glengerry Drive Pelham, AL 35124	Date of Sale	December 30, 2019
		Total Purchase Price	\$302,500.00
		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 checked="" 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 - Secretary of Veterans Affairs, an Officer of the United States, 810 Vermont Ave. NW, Washington, DC 20420.

Grantee's name and mailing address - Billy C. Jackson and Teressa D. Jackson, 101 Glengerry Drive, Pelham, AL 35124.

Property address - 101 Glengerry Drive, Pelham, AL 35124

Date of Sale - December 30, 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: December 30, 2019

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 01:06:45 PM
\$32.00 CHERRY
20200102000002240

Allen S. Bayl