

BHM2000117

20200320000111750
03/20/2020 03:34:08 PM
DEEDS 1/2

Return to and send tax notice to Grantee(s) at:
Rejeana M. Robinson, 104 Wynlake Way, Alabaster, AL 35007

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

Sales Price: \$247,500.00
Loan Amount: \$288,868.00, recorded
simultaneously

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Dated: 6 day of March, 2020.

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 Rejeana M. Robinson, whose address is 186 Thoroughbred Lane, Alabaster, AL 35007 ("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 2, ACCORDING TO THE SURVEY OF PHASE 1, WYNLAKE SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 156, 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 11/22/2019 at Instrument Number 20191122000435710 in the records of Shelby County, Alabama.

Commonly known as 104 Wynlake Way, Alabaster, AL 35007. 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.

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 150110

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America


By:  AUP
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)

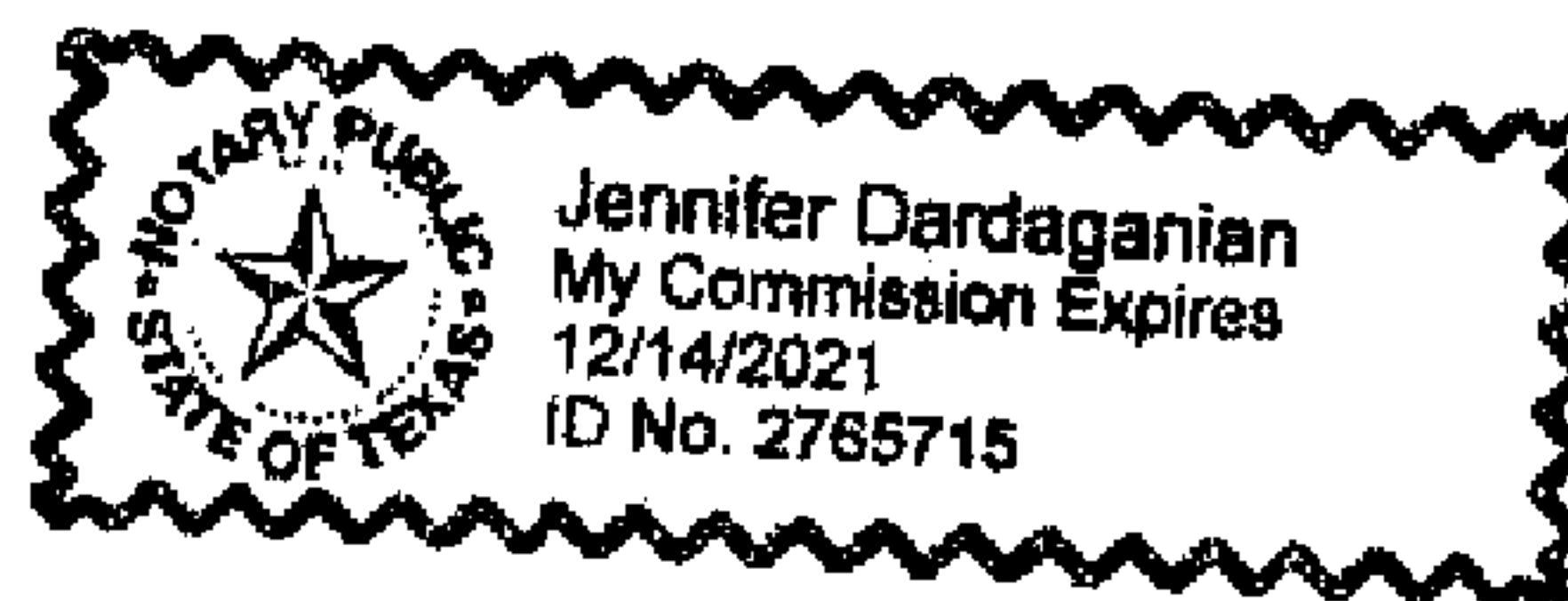
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared  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.

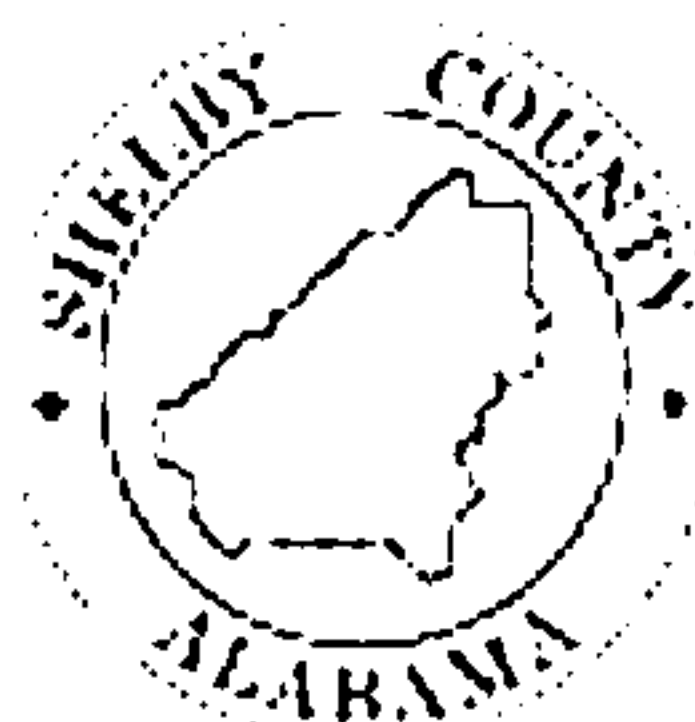
In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 6 day of March, 2020.


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: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/info@betterlawfirm.com/(713) 360-6290.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2020 03:34:08 PM
\$26.00 CHARITY
20200320000111750

Allen S. Bayl