

20211220000599140
12/20/2021 09:36:07 AM
DEEDS 1/3

Return to and send tax notice to Grantee(s) at:
JD Home Solutions 4U LLC, 2004
Delafor Drive, Arlington, TX 76002

Prepared by:
George Vaughn, Esquire*
2717 Countrywood Way, Birmingham,
AL 35243

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Dated: 15 day of November, 2021.

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, 4300 Goodfellow Boulevard, Building 105 Floor 215, St. Louis, MO 63120, ("Grantor") QUITCLAIMS to JD Home Solutions 4U LLC, a Nevada limited liability company, whose address is 2004 Delafor Drive, Arlington, TX 76002 ("Grantee(s)") for the sum of Fifty-Nine Thousand Two Hundred Eighty-Two And 00/100 Dollars (\$59,282.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

LOTS 18 AND 19, BLOCK B, ACCORDING TO THE SURVEY OF WILMONT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 11/08/2018 at Instrument Number 20181108000396310 in the records of Shelby County, Alabama.

Commonly known as 366 Ward Avenue, Montevalla, AL 35115. 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]

File 366 Ward Ave

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

By: Labrescia Dawson

Labrescia Dawson

CEO

Printed Name, Title

By: Dawson's Realty & Mortgages, Inc., a Georgia corporation, dba Dawson's Management, USDA's duly authorized property management contractor pursuant to a delegation of authority found within Rural Development regulations 41 CFR 102-75.1090

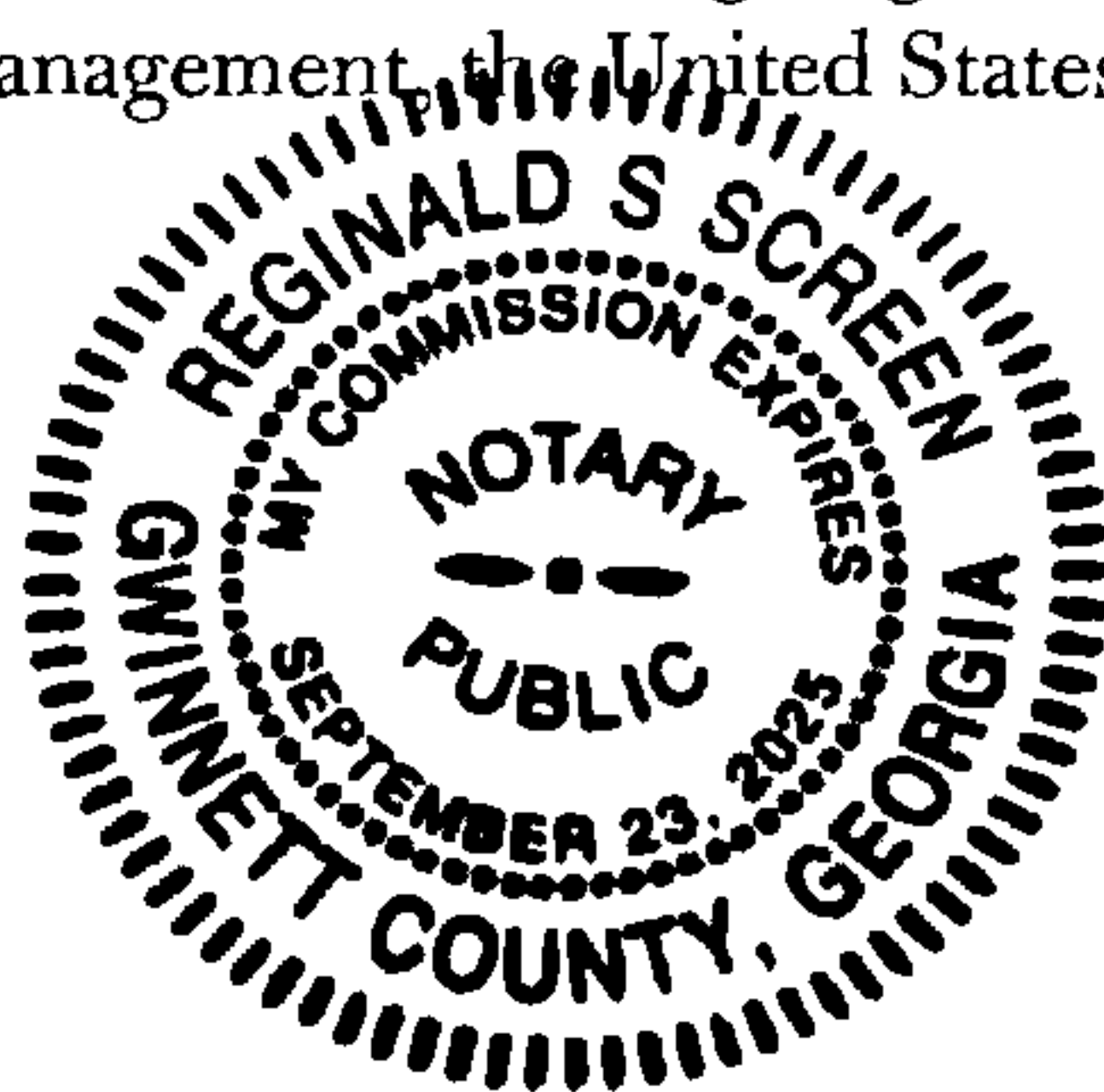
ATTESTATION AND ACKNOWLEDGMENT

This attestation complies with current Georgia law for notaries and the recording of deeds.

STATE OF GEORGIA)

COUNTY OF FULTON)

This instrument was acknowledged before me this 11 day of November 2021 by Labrescia Dawson (name), CEO (title) of *Dawson's Realty & Mortgages, Inc., a Georgia corporation dba Dawson's Management*, which is the duly authorized property management contractor of the United States Department of Agriculture pursuant to a delegation of authority found within Rural Development regulation 41 CFR 102-75.1090, to me known or has shown Drivers License as identification, and is the person who executed the foregoing instrument on behalf of the said Dawson's Realty & Mortgages, Inc. dba Dawson's Management, the United States Department of Agriculture, and the United States of America.



Reginald S. Screen
(Signature Notary)

My Commission Expires: 9/23/25

UNOFFICIAL WITNESSES

I certify that I witnessed the said Labrescia Dawson sign before the above notary public, this the 15 day of November, 2021.

Jordan Screen
Unofficial Witness

Printed name: Jordan Screen

I certify that I witnessed the said Labrescia Dawson sign before the above notary public, this the 15 day of November, 2021.

Noelia Alvarez
Unofficial Witness

Printed name: Noelia Alvarez

*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 500 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
12/20/2021 09:36:07 AM
\$88.50 BRITTANI
20211220000599140

20211220000599140 12/20/2021 09:36:07 AM DEEDS 3/3

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>USDA Rural Development</u>	Grantee's Name	<u>JD Home Solutions 4U, LLC</u>
Mailing Address	<u>U.S. Department of Agriculture</u> <u>4300 Goodfellow Boulevard, Building 105 Floor 215,</u> <u>St. Louis. MO 63120</u>	Mailing Address	<u>2004 Delaford Drive</u> <u>Arlington, TX 76002</u>
Property Address	<u>366 Ward Avenue</u> <u>Montevallo, AL 35115</u> <u></u> <u></u>	Date of Sale	<u>11/15/2021</u>
		Total Purchase Price	<u>\$ 59,282.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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 - 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).

Diana Oblisk

Date 12/17/2021

Print

☐ Unattested

(verified by)

Sign *Diana C*
(Grantor/Grantee/Owner/Agent) circle one