

Return to and send tax notice to Grantee(s) at:
John Chambers and Gay Chambers,
585 Lakewood Drive, Sterrett, AL
35147

Sales price : \$ 501,500.00
\$401,200.00 of the above sales price is being
financed with the proceeds of a mortgage loan
closed simultaneously herewith

Prepared by:
George Vaughn, Esquire*
100 Olde Towne Road, Suite 105,
Vestavia Hills, AL 35216

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Dated: 14 day of March, 2023.

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 John Chambers and Gay Chambers, a married couple, joint tenants, with right of survivorship, whose address is 585 Lakewood Drive, Sterrett, AL 35147 ("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:

THE REAL PROPERTY MORE FULLY DESCRIBED IN EXHIBIT "A,"
ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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 11/29/2022 at Instrument Number 20221129000435560 in the records of Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number 20221129000435560

Commonly known as 1033 Ashmore Lane, Birmingham, AL 35242. 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.

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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 161096

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)

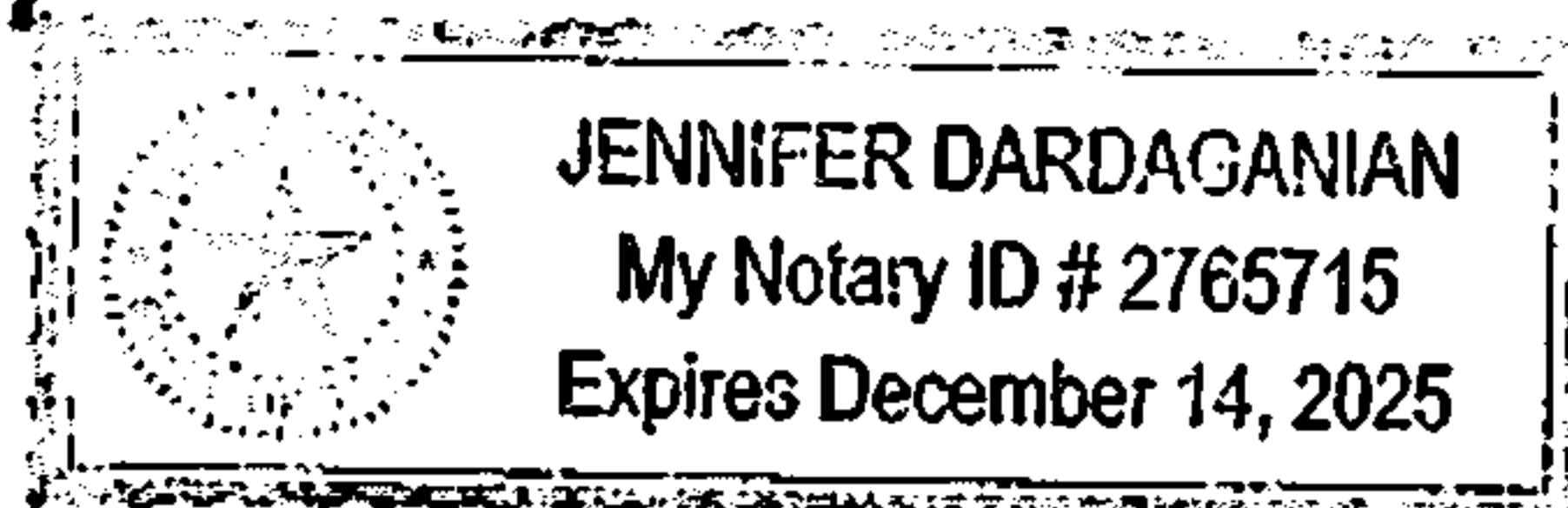
)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jeff Goodin 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 14 day of March, 2023.

Notary Public

My Commission Expires: _____



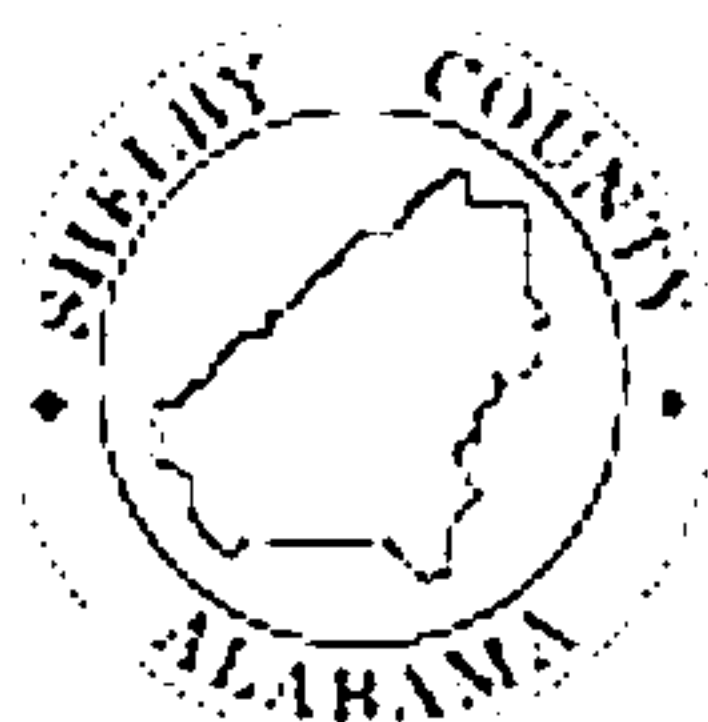
*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible 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 500, Houston, Texas 77024/info@betterslawfirm.com/713-360-6290.

Exhibit "A"

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 1231, ACCORDING TO THE MAP OF HIGHLAND LAKES, 12TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT 1994- 07111 AND AMENDED IN INSTRUMENT 1996-17543 AND FURTHER AMENDED IN INSTRUMENT 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 12TH SECTOR, PHASE I, RECORDED AS INSTRUMENT 2000-20771 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2023 01:19:05 PM
\$131.50 JOANN
20230328000086260

Allen S. Bayl