

Return to and send tax notice to Grantee(s) at:  
H.F.V., LLC  
4005 Old Leeds Ridge, Birmingham,  
AL 35213

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

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**Sales Price \$283,750.00**

Dated: 26 day of September, 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 H.F.V., LLC, an Alabama limited liability company, whose address is 4005 Old Leeds Ridge, Birmingham, AL 35213 ("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:

ALL THAT REAL PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 102, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF 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 08/01/2023 at Instrument Number 20230801000231440 in the records of Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number 20230801000231440

Commonly known as 2200 Forest Lakes Lane, Sterrett, AL 35147. 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 165098



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/14/2023 11:42:52 AM  
 \$312.00 PAYGE  
 20231114000334030

*Allie S. Bayl*

# THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: *[Signature]*

*Jeff Bader*, *AVP*

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

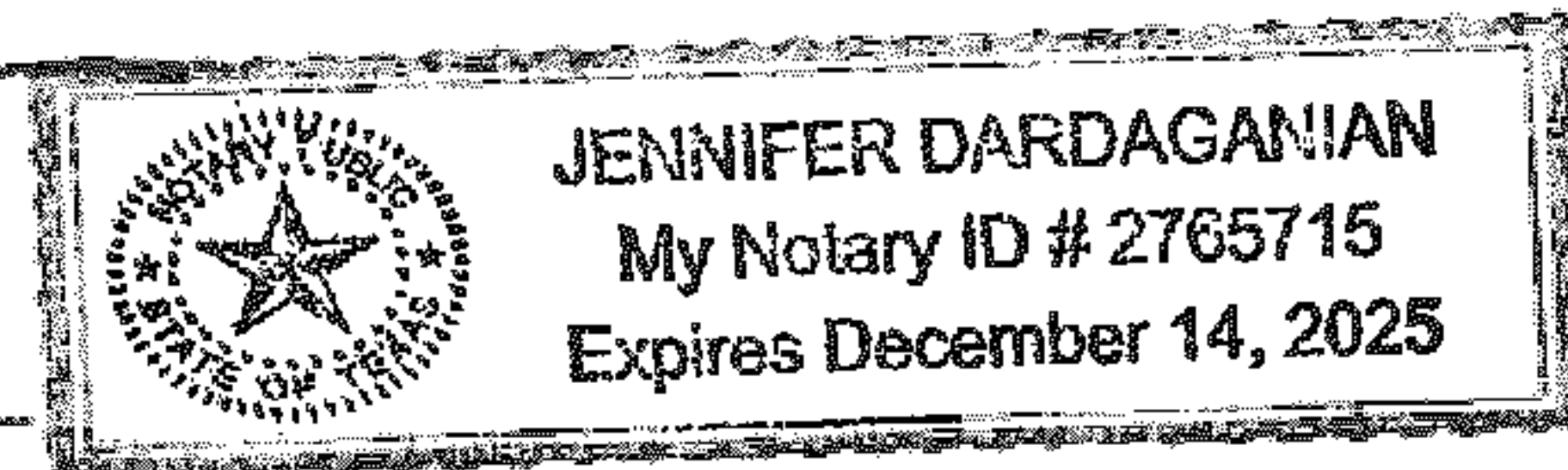
STATE OF TEXAS )

COUNTY OF DENTON )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Jeff Bader* 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 *16* day of *September*, 2023.

*Jennifer Dardaganian*  
 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.