

File Number: 190405

Return recorded document to:
Pinkie Rodella Ross Johnson
801 Treymoor Lake Court
Alabaster, AL 35007

Send tax notice to:
Pinkie Rodella Ross Johnson
801 Treymoor Lake Court
Alabaster, AL 35007

Prepared by:
George Vaughn, Esquire
c/o Betters Law Firm PLLC
800 Town & Country Blvd, Ste 500
Houston, TX 77024

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

Dated: 14 day of October, 2025.

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 Pinkie Rodella Ross Johnson, an unmarried woman, whose address is 801 Treymoor Lake Court, Alabaster, Alabama 35007 ("Grantee") for the sum of \$305,000.00 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.

Being the same property conveyed to Grantor by instrument recorded on 04/28/2025 at Instrument Number 20250428000125790 in the records of Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number 20250428000125790

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.

Grantee, 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 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]

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Exhibit “A”

The following described property situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Lacey's Grove, Phase One, as recorded in Map Book 35, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Number: 23 3 08 0 002 044.000

Commonly known as: 252 Lacey Avenue, Alabaster, Alabama 35114

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2025 01:48:37 PM
\$37.00 JOANN
20251203000370350

Allie S. Beyl

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
Mailing Address 810 Vermont Avenue Northwest Washington, DC 20420

Grantee's Name Pinkie R. Johnson
Mailing Address 252 Lacey Avenue Alabaster, AL 35114

Property Address 252 Lacey Avenue Alabaster, AL 35114

Date of Sale November 26, 2025
Total Purchase Price \$305,000.00

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

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).

Date November 26, 2025

Print Leanne G. Ward

Unattested
(verified by)

Sign Leanne G. Ward
(Grantor/Grantee/Owner/Agent) circle one