

File Number: 193470

Return recorded document to:  
Steven Frank Oneal  
309 Hidden Meadows Drive  
Hayden, AL 35079

Send tax notice to:  
Steven Frank Oneal  
309 Hidden Meadows Drive  
Hayden, AL 35079

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: 9 day of December, 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 Steven Frank Oneal, a married man, whose address is 309 Hidden Meadows Drive, Hayden, Alabama 35079 ("Grantee") for the sum of \$150,000.00 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 07/08/2025 at Instrument Number 20250708000205270 in the records of Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number 20250708000205270

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”**

Lot 47, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama, less and except the Southerly 0.65 thereof; being situated in Shelby County, Alabama.

Parcel Number: 13 1 12 2 003 022.000

*Commonly known as: 709 Cahaba Manor Drive, Pelham, Alabama 35124*

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  
01/16/2026 11:28:22 AM  
\$181.00 KELSEY  
20260116000015130

*Allen S. Boyd*

**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      Grantee's Name Steven Frank Oneal  
Mailing Address 810 Vermont Avenue Northwest Washington, DC 20420      Mailing Address 309 Hidden Meadows Drive Hayden, AL 35079

Property Address 709 Cahaba Manor Drive Pelham, AL 35124      Date of Sale January 9, 2026  
Total Purchase Price \$150,000.00  
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       Appraisal  
 Sales Contract       Other  
 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).

Date January 9, 2026

Print Anthony Metcalfe  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)