

File Number: 189563

Return recorded document to:
Dawson Littleton and Erin Melofsky
415 Tecumseh Street
Montevallo, AL 35115

Send tax notice to:
Dawson Littleton and Erin Melofsky
415 Tecumseh Street
Montevallo, AL 35115

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: 12 day of February, 2026.

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 Dawson Littleton and Erin Melofsky, a married couple, as joint tenants, with right of survivorship, whose address is 4501 Pine Tree Circle, Birmingham, Alabama 35243 ("Grantee") for the sum of \$172,000.00 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 06/06/2025 at Instrument Number 20250606000174130 in the records of Shelby County, Alabama.

SOURCE OF TITLE: Instrument Number 20250606000174130
\$137,600.00 of the above purchase price is in the form of a mortgage recorded herein
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 12, according to the Map and Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Number: 27 5 22 0 001 001.026

Commonly known as: 415 Tecumseh Street, Montevallo, Alabama 35115

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
02/19/2026 08:12:44 AM
\$62.50 JOANN
20260219000045950

Allie S. Bayl