

File Number: 174910

Return recorded document to:
James Brandon Rolader
16 Chelsea Village Lane
Chelsea, AL 35043

Send tax notice to:
James Brandon Rolader
16 Chelsea Village Lane
Chelsea, AL 35043

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: 10 day of March, 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 James Brandon Rolader, a married person, whose address is 16 Chelsea Village Lane, Chelsea, Alabama 35043 ("Grantee") for the sum of \$289,000.00 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 11/06/2024 at Information #: 20241106000346160 in the records of Shelby County, Alabama.

SOURCE OF TITLE: Information #: 20241106000346160

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]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: Michelle Murphy
Michelle Murphy AVP
Printed Name Print 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)

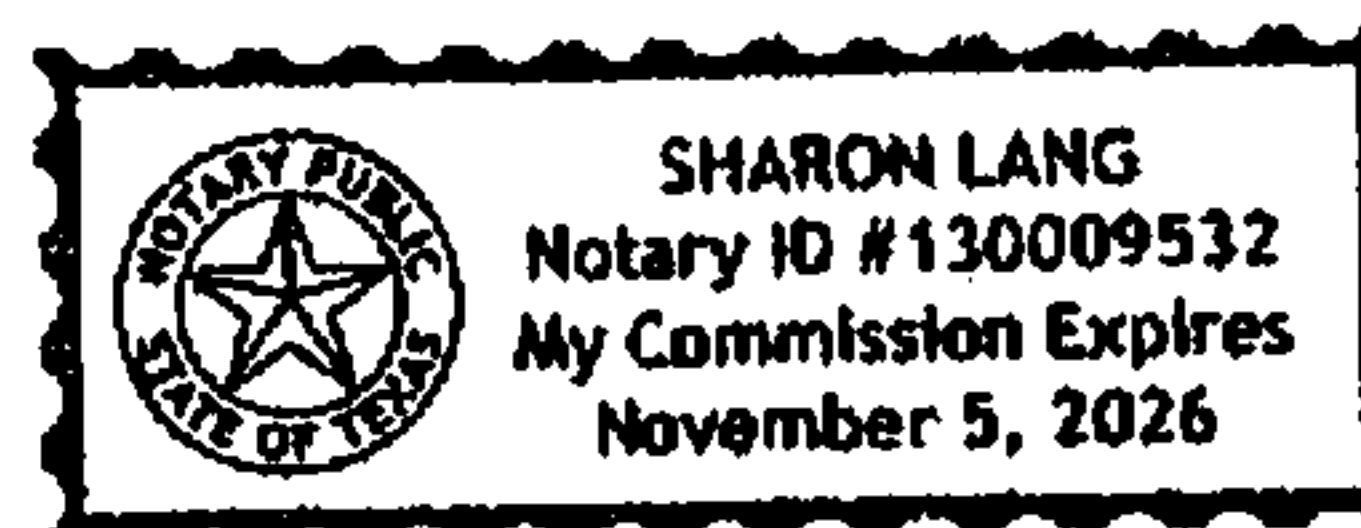
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michelle Murphy, the AVP (title) 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, 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 10 day of March, 2026.

[Signature]
Notary Public
My Commission Expires: 11/5/2026



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Exhibit "A"

Lot 1708, according to Plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate Office of Shelby County, Alabama.

Parcel Number: 08 9 30 4 004 002.000

Commonly known as: 460 Crossbridge Road, Chelsea, Alabama 35043

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

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>The Secretary of Veterans Affairs, an Officer of</u> <u>the United States</u>	Grantee's Name	<u>James Brandon Rolader</u>
Mailing Address	<u>800 Town and Country Boulevard</u> <u>Houston, TX 77024</u>	Mailing Address	<u>460 Crossbridge Rd</u> <u>Chelsea, AL 35043</u>
Property Address	<u>460 Crossbridge Rd</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>April 3, 2026</u>
		Total Purchase Price	<u>\$\$289,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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.

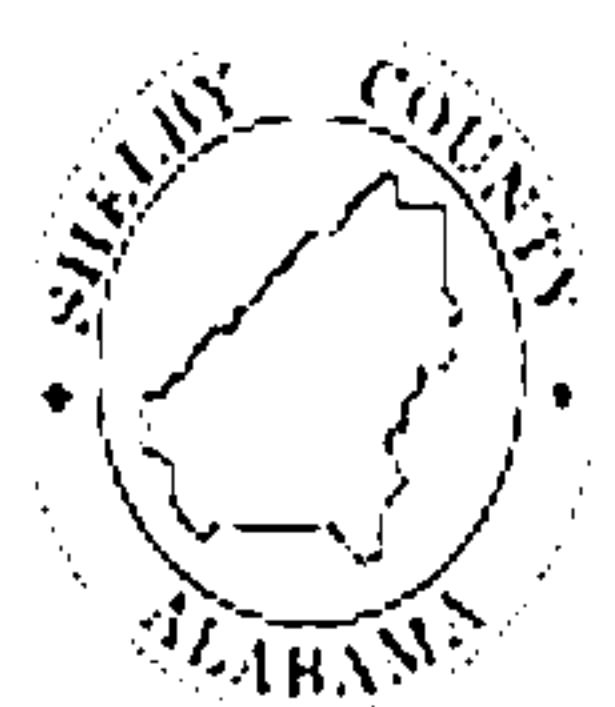
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4/9/26 Print Jeff Morris

Unattested _____
(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2026 12:53:46 PM
\$32.00 KELSEY
20260409000105690

Allie S. Bayl