



20120416000130700 1/7 \$30.00
Shelby Cnty Judge of Probate, AL
04/16/2012 03:45:42 PM FILED/CERT



MAVERICK NATIONAL SERVICES, LLC

SERVING ALL 50 STATES

Record 2nd

WWW.MAVERICKNATIONAL.COM

12WR05870

CORPORATE OWNER/SELLER AFFIDAVIT

State of TEXAS
County of COLLIN

RE: Property Street Address

1034 Wyndham Lane
Helena AL 35080

The undersigned, , ("hereinafter Affiant) being first duly sworn, deposes and says that Affiant has personal knowledge of the following facts:

1. I am AVP of SECRETARY OF VETERAN AFFAIRS hereinafter referred to as "Entity".
2. That Entity is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and the Income Tax Regulations under the Internal Revenue Code).
3. That Entity's U.S. Employer Identification Number is: 74-1612229.
4. That Entity's Office Address is:
Department of Veterans Affairs
810 Vermont Avenue NW, Washington, District of Columbia 20420.
5. That Entity owns the property described as follows:

See "Exhibit A - Legal Description"

And its possession thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to our knowledge, nor do we know of any facts by reason of which the title to, or possession of said property might be disputed or questioned, or by reason of which any claim to any said property might be asserted adversely to me.

UNKNOWN TO SIGNER

6. There are no tenancies, leases or occupants.
7. No proceeding in any bankruptcy or receivership has ever been instituted by or against Entity, and we have never made an assignment for the benefit of creditors.

UNKNOWN TO SIGNER

Page 1 of 3

301 Clematis Street, Suite 3000, West Palm Beach, FL 33401
5412 W. Plano Parkway, Suite 100, Plano, Texas 75093
(P)972-733-3800 (F)877-255-7854

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-216-1582



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8. I know of no action or proceedings relating to said property which is now pending in any State or Federal Court in the United States, nor do we know of any State or Federal Judgment or any Federal Lien of any kind or nature whatsoever, which now constitutes or could constitute a lien or charge upon the subject property.
9. There are no judgments against us unpaid or unsatisfied of record, IRS liens and/or State Revenue Liens in any court of this State or of the United States and said property, as far as we know is free from all leases, mortgages and other liens and encumbrances except as disclosed in Commitment No. _____, issued through _____.
10. There are no loans of any kind on said property except the following:
No Outstanding Loans
11. There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months for alterations, repair work, or new construction on said property, which have not been paid for in full except those as shown on the closing statement of this transaction.
12. There is no contract for the making of repairs or improvements on said property.
13. There is no outstanding unrecorded contract for sale of subject property to any person or persons or corporations whatsoever, other than that certain contract to _____ nor are there any chattel mortgages, security agreements, financing statements nor any other conveyance affecting the title to the property described herein except as disclosed in Commitment No. _____, issued through _____.
14. There are no unpaid real estate taxes and/or tangible taxes due on subject property except as disclosed in Commitment Number _____, issued through _____.
15. That there are no matters pending against Entity that could give rise to a lien that would attach to the property between the disbursing of the funds and the recording of the interest to be insured, and that the affiant has not and will not execute any instrument that would adversely affect the title or interest to be insured.

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UNKNOWN TO SIGNER



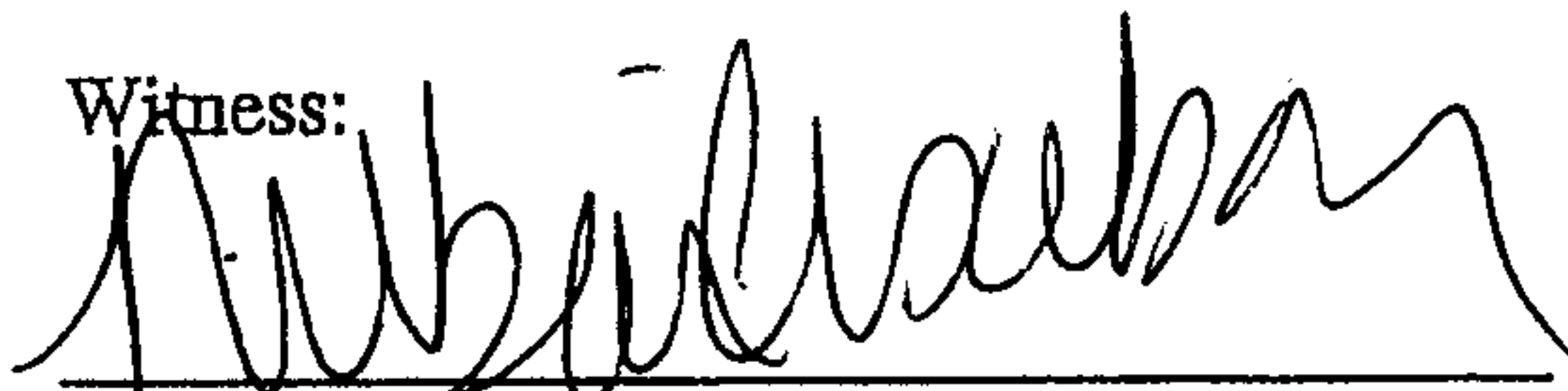
MAVERICK NATIONAL SERVICES, LLC

SERVING ALL 50 STATES

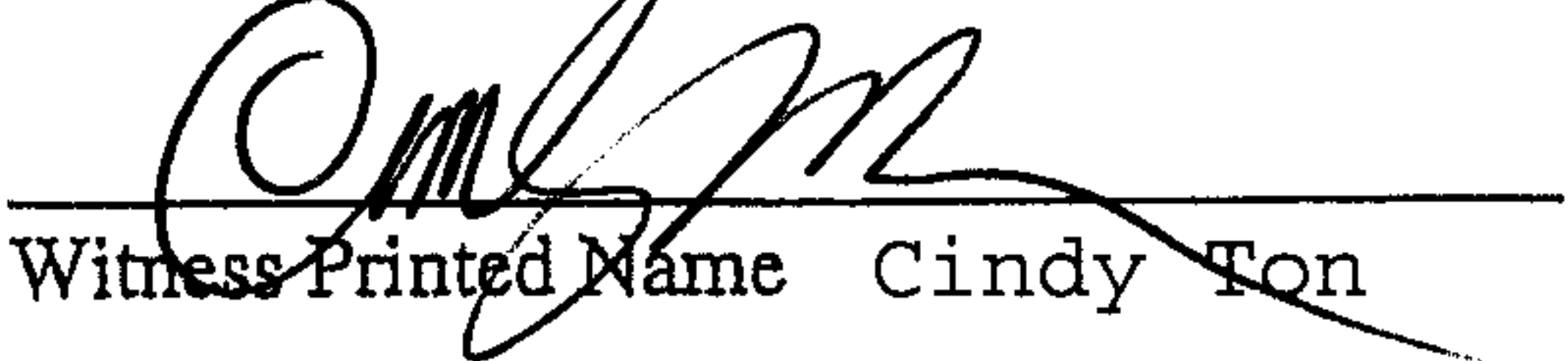
WWW.MAVERICKNATIONAL.COM

This affidavit is made and given to induce Maverick National Services-Florida, L.L.C. to issue a policy of title insurance.

Witness:



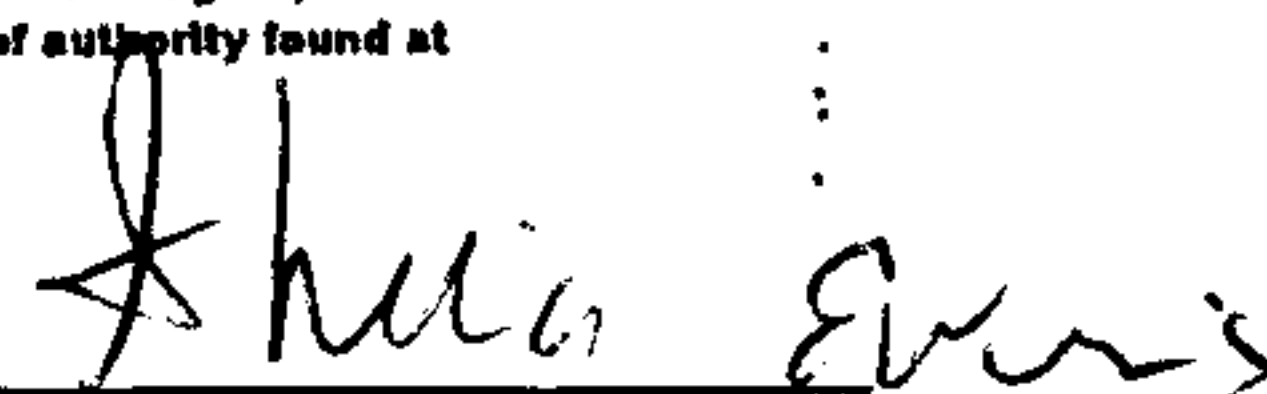
Witness Printed Name Nubia Escobar



Witness Printed Name Cindy Ton

Seller:

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America By the
Secretary's duly authorized property management
contractor, Bank of America N.A., successor by
merger to SAC Home Loans, Servicing LP, FKA
Countrywide Home Loans Servicing LP,
pursuant to a delegation of authority found at
38 C.F.R. 36.4345(f)

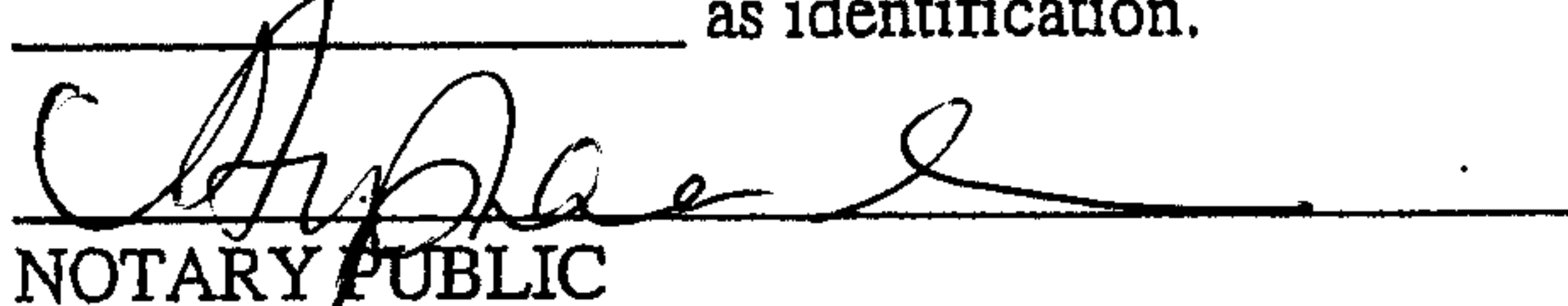


By Shelia Ewing, AVP

State of TEXAS

County of COLLIN

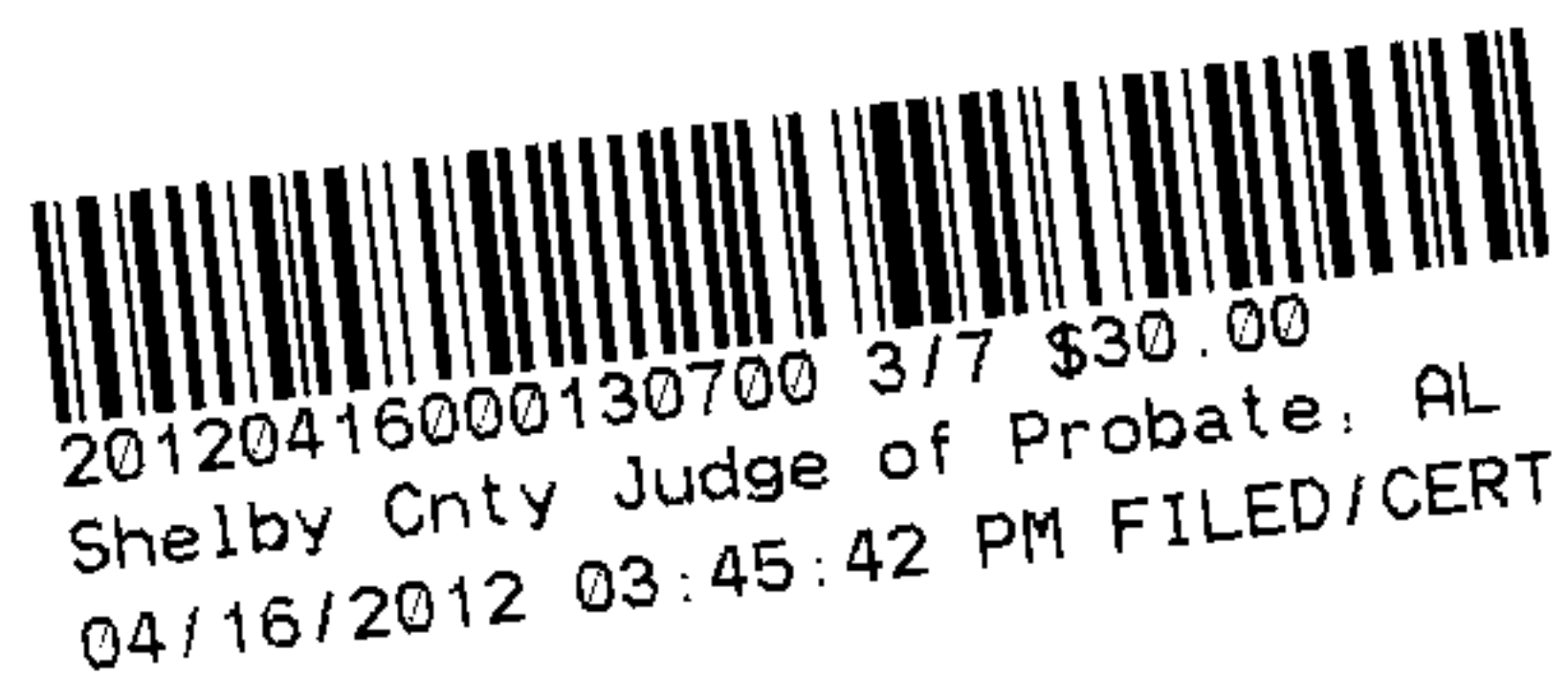
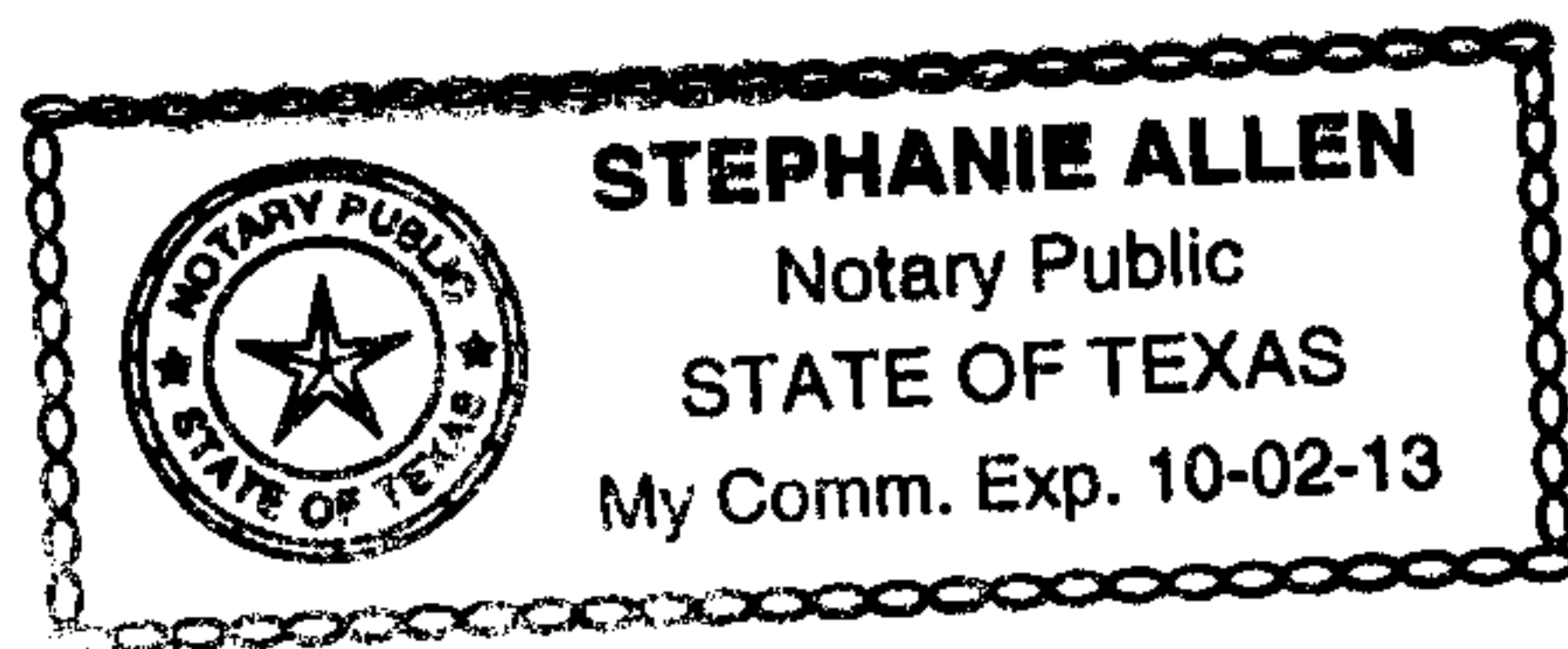
The foregoing instrument was acknowledged before me this 27th day of February 2012,
by, Shelia Ewing of SECRETARY OF VETERAN AFFAIRS, on
behalf of the Corporation, who () is personally known to me or () or has produced
_____ as identification.



NOTARY PUBLIC

Printed Name: Stephanie Allen

My Commission Expires: _____



Notice:
Complete a separate certification for each signer

Notary's Certification

GF/ORDER NO.: _____

STATE OF TEXAS

COUNTY OF COLLIN

I hereby certify, under penalty of perjury, that I am authorized to act as a Notary Public in and for the above County and State, and that, in performing my duties as a Notary Public, I have complied with all applicable state and local laws, and that I have been presented with original government issued identification that has not expired and that bears a photo or physical description and has a signature that matches the signature on the documents being executed herein.

*Please attach a copy of the identification presented.

I notarized the signature of: _____

(enter ONE name only)

Date of notarial act: _____

Capacity of signer:

☒ Individual
☐ Corporate Officer (Title: AVP)
☐ Partner (Limited / General)
☐ Attorney-In-Fact for _____
☐ Trustee
☐ Guardian/Conservator for _____
☐ Executor/Legal Representative (Estate: _____)
☐ Administrator (Estate: _____)
☐ Other (i.e. Manager/Receiver) _____

Identification used: _____

Title and Date of Document(s) executed: _____



Notary Public's signature

Stephanie Allen

Printed Name of Notary

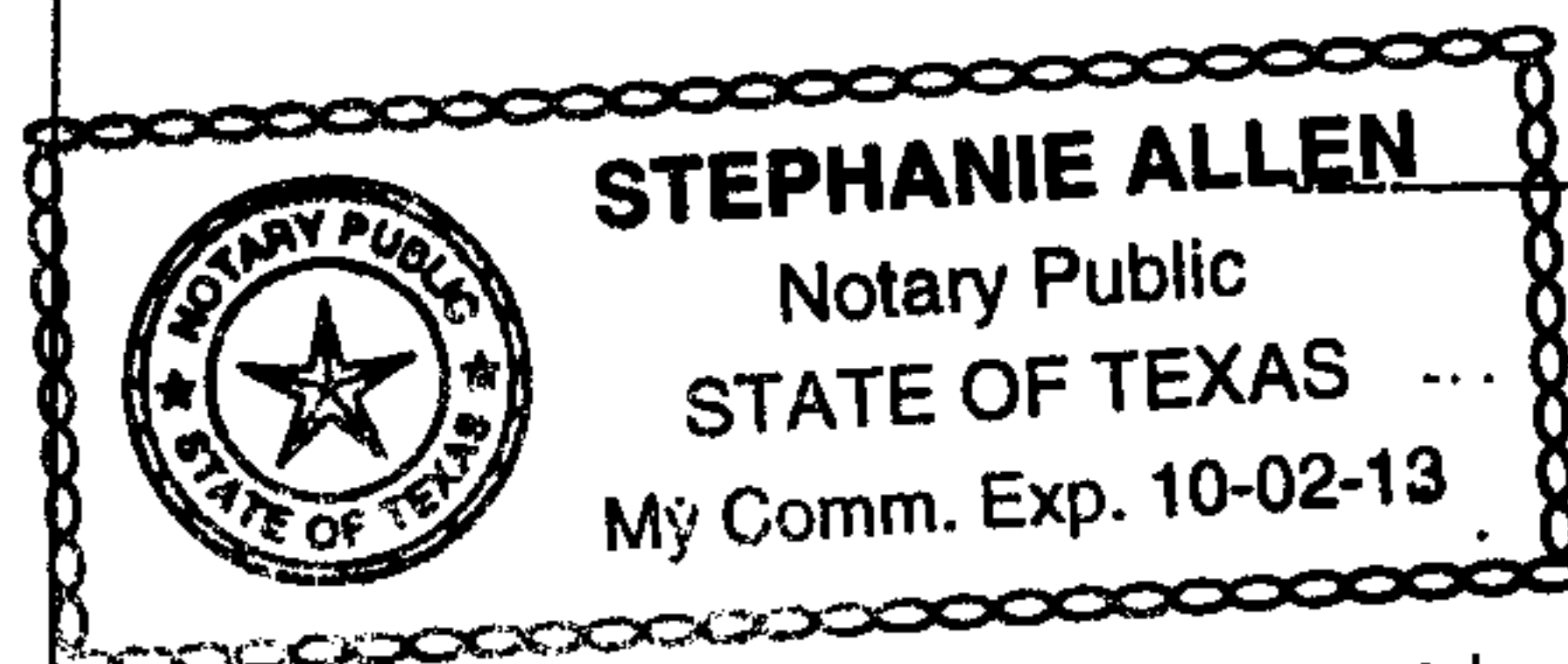
2375 Glenville Dr Richardson, TX 75082


Printed Address of Notary

800-745-8644

Phone Number of Notary

**Note: This document is for internal purposes only, not to be recorded.




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CLERICAL ERROR AUTHORIZATION

Buyer/Borrower: _____

Sellers: _____

Property: 1034 Wyndham Lane

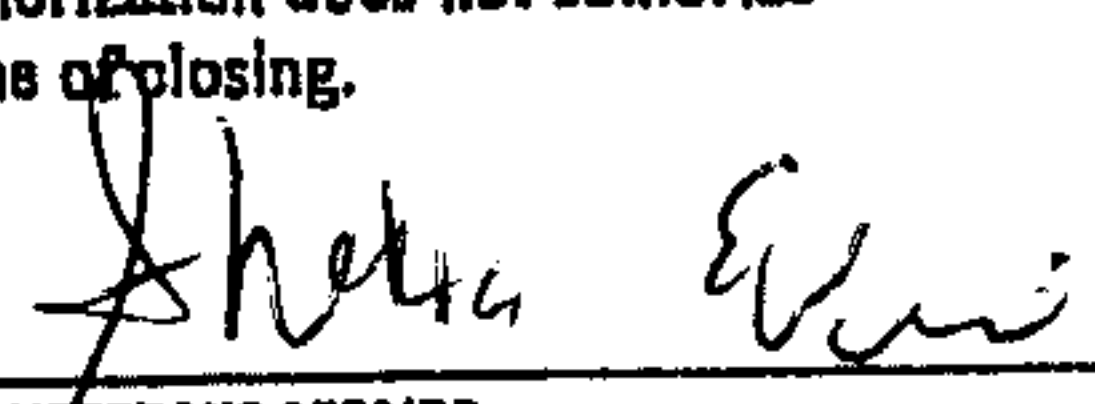
Date: _____

The undersigned hereby authorize MAVERICK NATIONAL SERVICES - FLORIDA, L.L.C. to correct and initial any minor typographical and/or clerical errors on the documents for conveyance of the above property and on the documents required by the above lender. This authorization does not authorize any changes to the loan amount, monthly payment or any monies due at the time of closing.

BUYER/BORROWER SIGNATURE

BUYER/BORROWER PRINTED NAME

DATE


THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America by the
Secretary's duly authorized property management
contractor, Bank of America N.A., successor by
merger to BAC Home Loans, Servicing LP, FKA
Countrywide Home Loans Servicing LP,
pursuant to a delegation of authority found at
38 C.F.R. 36.4345(f)

Shelia Ewing, AVP

SELLER PRINTED NAME

2/27/12

DATE

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(F)972-407-3838 (F)977-255-7854



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ACKNOWLEDGMENT AND AGREEMENT
(Delayed Funding)

Date:

Property:

Buyer/Borrower:

Seller:

Lender:

Escrow Agent: Maverick National Services - Florida, LLC

Acknowledgment:

- Buyer/Borrower (and Seller, if applicable) have been advised by Escrow Agent that funding of their transaction is dependent upon funding of the loan by Lender (hereinafter called Loan Funding).
- Buyer/Borrower (and Seller, if applicable) understand that no disbursement of funds shall occur and, in the case of a purchase and sale transaction, Buyer/Borrower shall own no interest in the Property until Loan Funding.
- Buyer/Borrower and/or Seller understand that no existing loans will be paid and that interest on any such loans will continue to accumulate until Loan Funding.
- At such time as Loan Funding occurs, Escrow Agent shall disburse all funds and record appropriate documents of conveyance.

Agreements and Indemnity:

- Should Buyer/Borrower take possession of the property prior to Loan Funding, Buyer/Borrower and Seller release Escrow Agent from any liability, including liability which may occur in the event that Loan Funding does not occur. Such release includes, but is not limited to, any loss resulting from Buyer/Borrower failing to have or obtain adequate insurance coverage on, or legal title to, the Property.
- Buyer/Borrower (and Seller, if applicable) agree to save and hold harmless Escrow Agent from any liability arising under and as a result of any delay in Loan Funding, and further agree that Escrow Agent may, at its option, require the receipt, release and authorization in writing of all parties before paying money or delivering or undelivering documents or property to any party or to third parties. Escrow Agent shall not be liable for any interest or other charges on the money held by it.

Buyer/Borrower Signature

Buyer/Borrower Printed Name

Buyer/Borrower Signature

Buyer/Borrower Printed Name

THE SECRETARY OF VETERANS AFFAIRS,
An Officer of the United States of America By the
Secretary's duly authorized property management
contractor, Bank of America N.A., successor by
merger to SAC Home Loans, Servicing LP, FKA
Countrywide Home Loans Servicing LP,
pursuant to a delegation of authority found at
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Shelia Ewing, AVP

SELLER PRINTED NAME

2/27/12

DATE

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**LEGAL DESCRIPTION
(Exhibit A)**

12NL07825

THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN THE COUNTY OF SHELBY,
ALABAMA, TO-WIT:


LOT 68, ACCORDING TO THE SURVEY OF WYNDHAM WILKERSON SECTOR, AS
RECORDED IN MAP BOOK 22, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

THE PROPERTY CONVEYED HEREIN IS CONVEYED SUBJECT TO OUTSTANDING RIGHTS
OF REDEMPTION AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
AND AD VALOREM TAXES NOT DUE OR PAYABLE ON THE DATE HEREOF.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC
RECORDED 07/08/2011 IN DOCUMENT NUMBER 20110708000200030 IN SAID COUNTY AND
STATE.

COMMONLY KNOWN AS: 1034 WYNDHAM LN, HELENA, AL

Tax Id: 13 5 21 4 005 068.000


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