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**JPMorgan Chase Bank, National Association      CM #: 131929**

**MORTGAGOR(S): ESTATE OF PAUL B. ADAMSON, JR. AND BARBARA E. ADAMSON**

Grantee's Address:  
Secretary of Veterans Affairs  
c/o VRM  
ATTN: VA REO - VA Title Dept.  
4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

STATE OF ALABAMA )

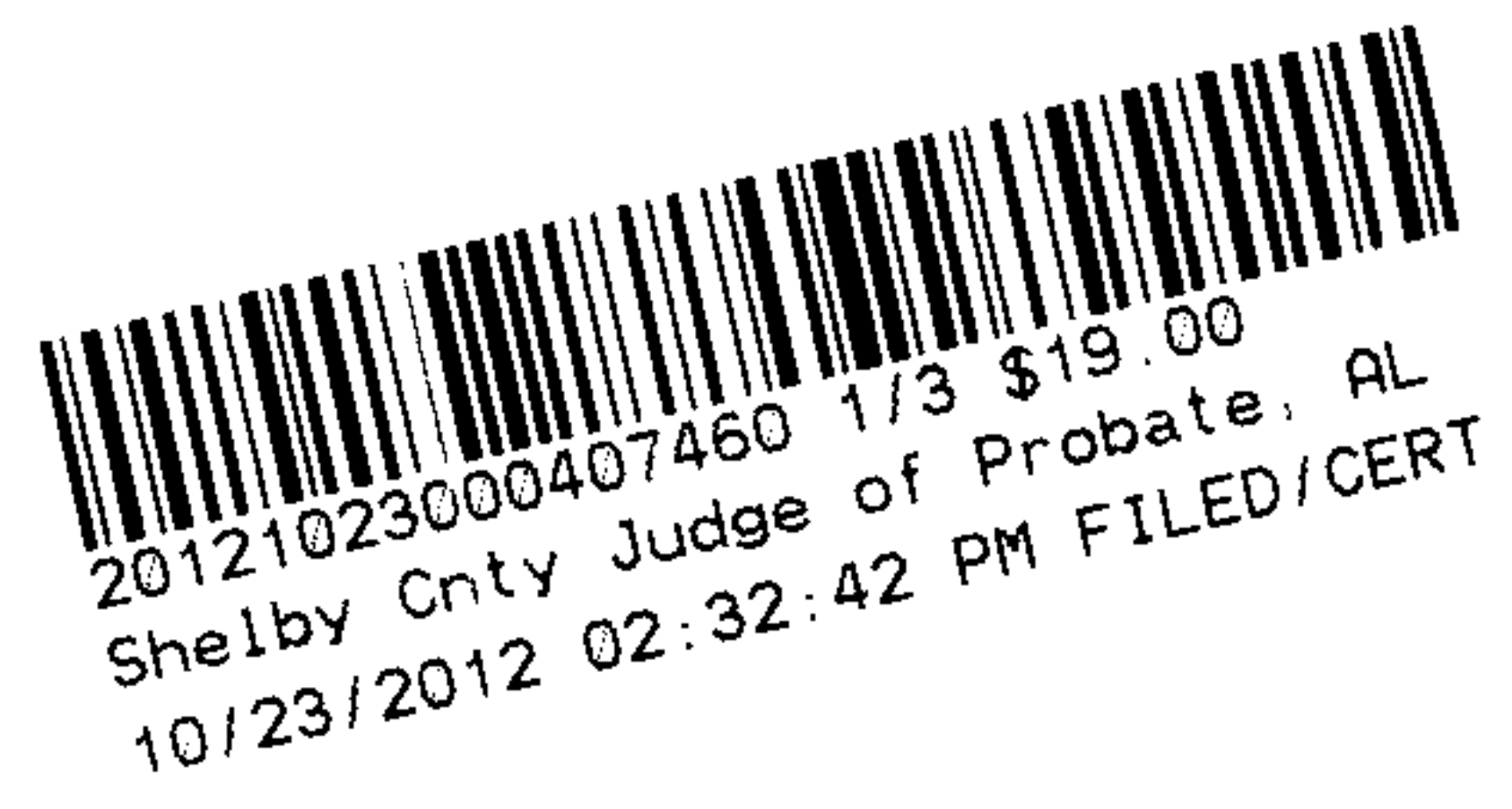
COUNTY OF SHELBY )

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **JPMorgan Chase Bank, N.A. successor by merger to Chase Home Finance, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.



\*131929\* \*SWD\* \*R

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 28 day of September, 2012.

**JPMORGAN CHASE BANK, N.A.  
SUCCESSOR BY MERGER TO CHASE  
HOME FINANCE, LLC**

By: Teresa E. Grace 9-28-12  
Teresa E Grace  
Its: Vice President

STATE OF Ohio )  
COUNTY OF Franklin )

I, Katherine M. Seeds, a Notary Public in and for said County in said State, hereby certify that Teresa E Grace, whose name as Vice President of JPMorgan Chase Bank, N.A. successor by merger to Chase Home Finance, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Vice President, and with full authority, executed the same voluntarily for and as the act of said Vice President.

Given under my hand this the 28<sup>th</sup> day of SEPTEMBER, 2012.

Katherine M. Seeds 9/28/12  
Notary Public Katherine M. Seeds

My Commission Expires: 02/06/2016

THIS INSTRUMENT PREPARED BY:  
Colleen McCullough  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727



Katherine M. Seeds  
Notary Public, State of Ohio  
My Commission Expires 02-06-2016

\*131929\* \*SWD\* \*R

20121023000407460 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 02:32:42 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name JPMorgan Chase Bank, N.A.  
successor by merger to Chase  
Home Finance, LLC  
c/o JPMorgan Chase Bank,  
National Association

Mailing Address 3415 Vision Drive  
Columbus, OH 43219

Property Address 180 Stratford Cir  
Pelham, AL 35124

Grantee's Name Secretary of Veterans Affairs

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Date of Sale 09/28/2012

Total Purchase Price \$128,669.80

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 Foreclosure Deed

☐ 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 10/18/2012

☐ Unattested

(verified by)

Print Derick Hunt, title specialist

Sign

(Grantor/Grantee/Owner/Agent) circle one



20121023000407460 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 02:32:42 PM FILED/CERT

Form RT-1