

INVESTOR NUMBER: 22-22-6-0592198

LoanCare, a Division of FNF Servicing, Inc. CM #: 258642

MORTGAGOR(S): SAMUEL BRYANT, JR.

Grantee's Address:
Secretary of Veterans Affairs
c/o VRM
ATTN: VA REO - VA Title Dept.
9500 Bay Pines Blvd.
St. Petersburg, FL 33708

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, **Freedom Mortgage Corporation**, 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, at VA Regional Loan Center, 9500 Bay Pines Blvd., St. Petersburg, FL 33708, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 187, according to the Survey of Cedar Grove at Sterling Gate,
Sector 2, Phase 7, as recorded in Map Book 31, Page 147, 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.


20130301000085930 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/01/2013 10:25:19 AM FILED/CERT

***258642* *SWD* *Y**

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 25 day of FEBRUARY, 2013.

FREEDOM MORTGAGE CORPORATION
BY LOANCARE, A DIVISION OF FNF
SERVICING, INC. AS ATTORNEY IN FACT
UNDER A LIMITED POWER OF ATTORNEY

By: Tiffany Vuong

Its: VICE PRESIDENT

TIFFANY VUONG

STATE OF VIRGINIA)

CITY OF VIRGINIA BEACH)

I, Jacqueline VanDerMiller, a Notary Public in and for said City in said State, hereby certify that Tiffany Vuong, whose name as VICE PRESIDENT of LoanCare, a Division of FNF Servicing, Inc. as Attorney in Fact under a Limited Power of Attorney for Freedom Mortgage Corporation, 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.

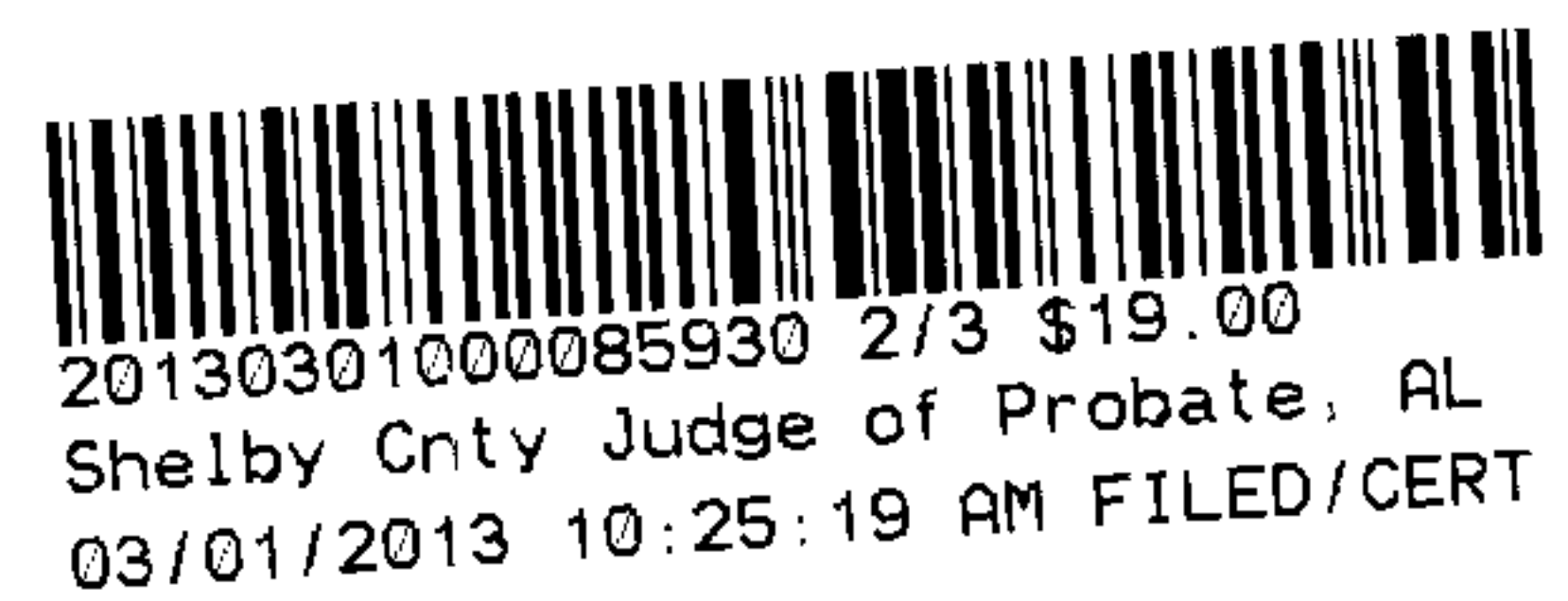
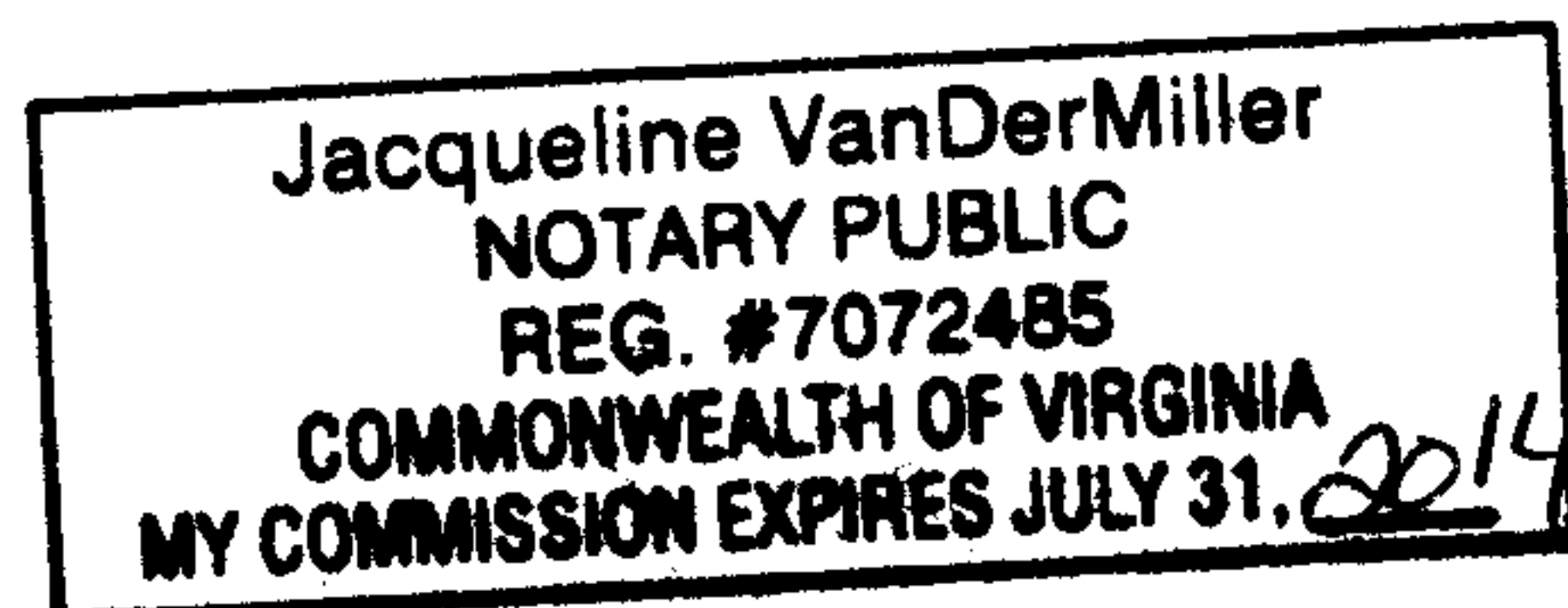
Given under my hand this the 25th day of FEBRUARY, 2013.

Jacqueline VanDerMiller
Notary Public

My Commission Expires: 7-31-14

THIS INSTRUMENT PREPARED BY:

Andy Saag
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



258642 *SWC* *Y

Real Estate Sales Validation Form

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

Grantor's Name Freedom Mortgage Corporation
c/o LoanCare, a Division of FNF
Servicing, Inc.

Mailing Address 3637 Sentara Way
Virginia Beach, VA 23450

Property Address 132 Paddington Station
Maylene, AL 35114

Grantee's Name Secretary of Veterans Affairs

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Date of Sale 02/25/2013

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Deed

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 2/26/2013

☐ Unattested

(verified by)

Print Derick Hunt, title specialist

Sign

(Grantor/Grantee/Owner/Agent) circle one

20130301000085930 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Form RT-1