INVESTOR NUMBER: 22-22-6-0577384

MidFirst Bank CM #: 285245

MORTGAGOR(S): MELISSA COLLINS ASHDOWN AND CHRISTOPHER ZACHARY ASHDOWN

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

20130530000219940 1/3 \$19.00 Shelby Cnty Judge of Probate, AL 05/30/2013 11:14:09 AM FILED/CERT

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, MidFirst Bank, 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:

Parcel I: The East 85 feet of Lot 4, according the Survey of Indianwood Terrace as recorded in Map Book 9, Page 172, in the Probate Office of Shelby County, Alabama.

Parcel II: Begin at the Southeast corner of Lot 4, Indianwood Terrace Subdivision, thence Westerly parallel to the North line of said Lot, 31.0 feet; thence Northerly parallel to the East line of said Lot, 14.09 feet to the South line of said Lot; thence Southeasterly along said Lot line, 33.97 feet, more or less, to the Point of Beginning of tract of land herein described.

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.

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 4 day of 12		
	MIDFIRST BANK	
	By: Cody Risner Vice President MidFirst Bank	
STATE OF OKLAHOMA)	
COUNTY OF OKLAHOMA		
I,	the conveyance, he/she, as such	ie on this
Given under my hand this the day of	,2013.	
TRICIA ARNOLD Notary Public State of Oklahoma Commission # 09008005 Expires 09/24/13	Notary Public TRICIA ARNOLD My Commission Expires:	-

THIS INSTRUMENT PREPARED BY:

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

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Real Estate Sales Validation Form

	This Document must be filed in accor	rdance with Code of Alabama 1975	, Section 40-22-1
Grantor's Name	MidFirst Bank c/o MidFirst Bank	Grantee's Name	Secretary of Veterans Affairs
Mailing Address	999 NW Grand Blvd. Ste 100 Oklahoma City, OK 73118	Mailing Address	4100 International Pkwy Suite 1000 Carrollton, TX 75007
Property Address	4 Indianwood Terrace Pelham, AL 35124	Date of Sale	05/14/2013
		Total Purchase Price or Actual Value or Assessor's Market Value	\$
•	Otl	can be verified in the following do praisal ner Foreclosure Deed	cumentary evidence: (check one)
If the conveyance do this form is not requi	ocument presented for recordation c red.	ontains all of the required informa	tion referenced above, the filing of
		Instructions	
Grantor's name and current mailing address	mailing address - provide the name		ing interest to property and their
Grantee's name and conveyed.	mailing address – provide the name	e of the person or persons to who	m interest to property is being
Property address – t	he physical address of the property	being conveyed, if available.	
Date of Sale – the da	ate on which interest to the property	was conveyed.	
Total purchase price instrument offered for	e – the total amount paid for the purd or record.	hase of the property, both real an	d personal, being conveyed by the
	property is not being sold, the true vor record. This may be evidenced by		
valuation, of the prop	ed and the value must be determined be determined by the local officed and the taxpayer will be penalized	cial charged with the responsibility	of valuing property for property tax
	f my knowledge and belief that the i false statements claimed on this for 22-1 (h).		
Date <u>5/28/2013</u>		Print Derick Hunt, title specialis	<u>t</u>
Unattested		Sign	
	(verified by)	(Grantor/Grantee/C	Dwner(Agent) circle one

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