


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.

285245 *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 14 day of May, 2013.

MIDFIRST BANK

By: 

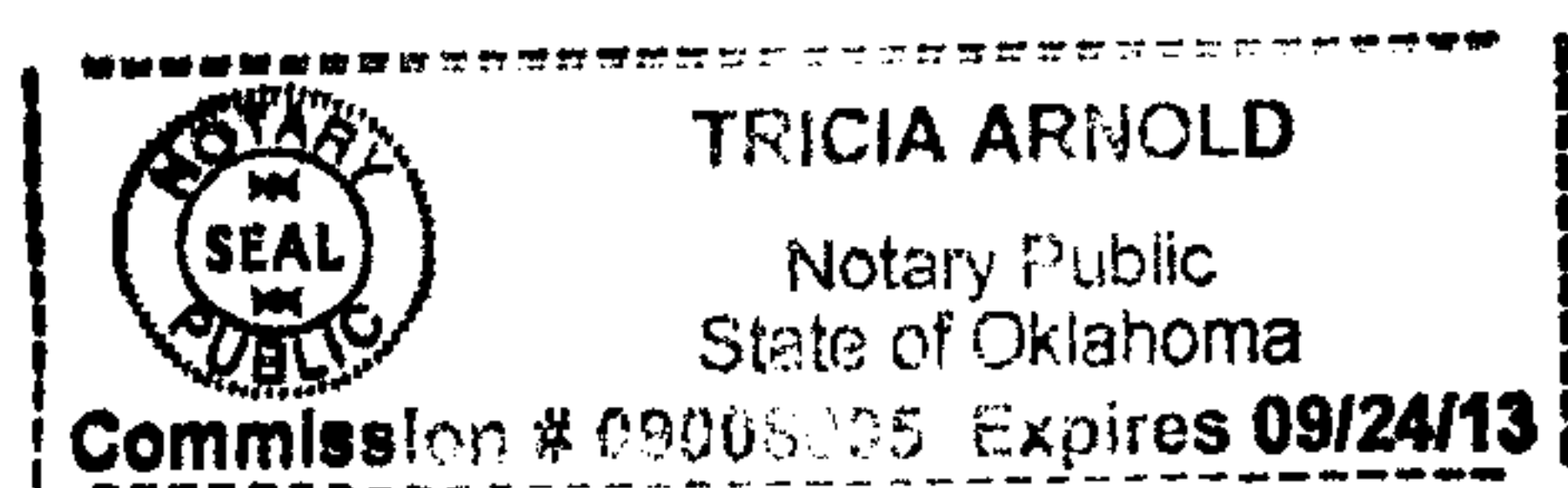
Its: Cody Risner
Vice President
MidFirst Bank

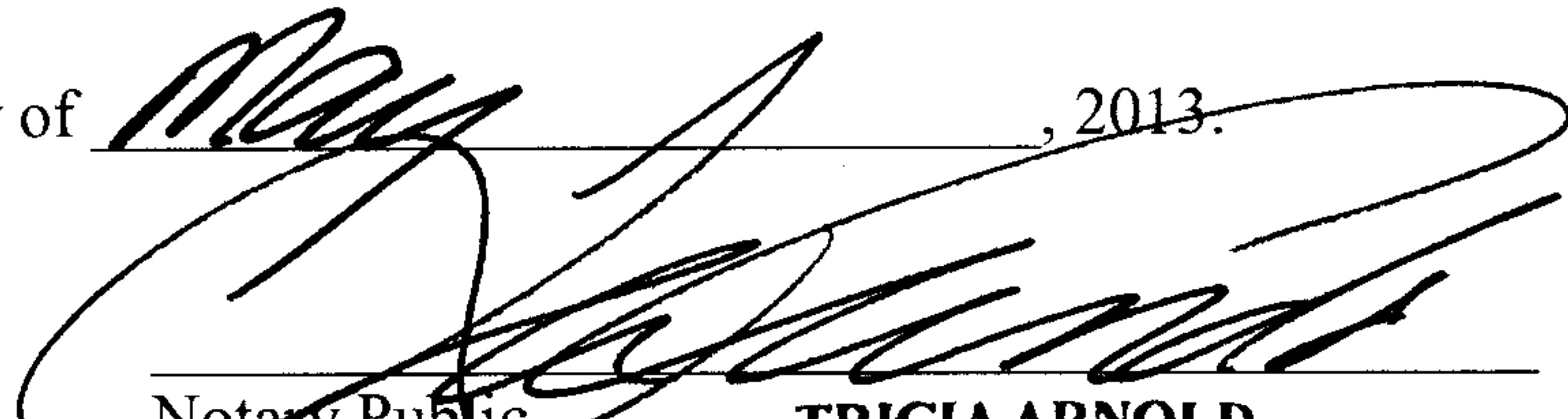
STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

I, TRICIA ARNOLD, a Notary Public in and for said County in said State, hereby certify that Cody Risner, whose name as Vice President of MidFirst Bank, 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

Given under my hand this the 14 day of May, 2013.





Notary Public **TRICIA ARNOLD**
My Commission Expires: 9/24/13

THIS INSTRUMENT PREPARED BY:

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

285245 *SWD* *Y


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