



20130924000384030 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/24/2013 11:55:27 AM FILED/CERT

**INVESTOR NUMBER: 22-22-6-0610780**

**Flagstar Bank, F. S. B. CM #: 287731**

**MORTGAGOR(S): SHELLY KAYATTA AND BENJAMIN KAYATTA**

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, **Flagstar Bank, FSB**, 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 65, according to the Survey of Park Forest, Sector 7, Phase 1,  
as recorded in Map Book 19, Page 33, in the Office of the Probate  
Judge of Shelby County, Alabama.

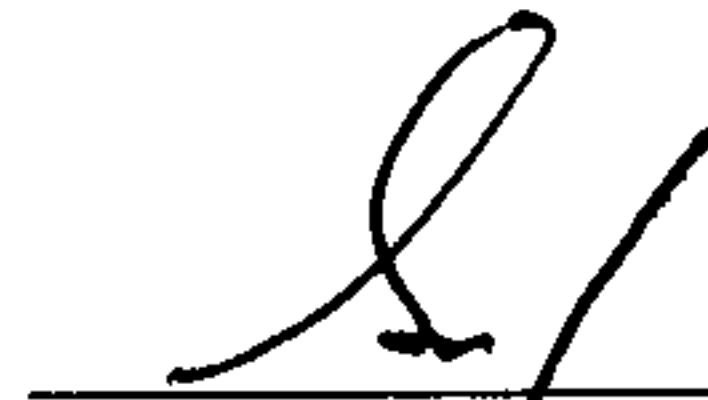
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

**\*287731\* \*SWD\* \*B**

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 13 day of SEPTEMBER, 2013.

**FLAGSTAR BANK, FSB**



Sean Kelly  
Its: Vice President

STATE OF MICHIGAN )

COUNTY OF OAKLAND )

I, **EVELYN D. MESSINA**, a Notary Public in and for said County in said State, hereby certify that Sean Kelly, whose name as Vice President of Flagstar Bank, F.S.B., a 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 13 day of Sept., 2013.



Notary Public

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

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

**EVELYN D. MESSINA**  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires August 26, 2016  
Acting in the County of Oakland

\*287731\* \*SWD\* \*B



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# Real Estate Sales Validation Form

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

Grantor's Name Flagstar Bank, FSB  
c/o Flagstar Bank, F. S. B.

Grantee's Name Secretary of Veterans Affairs

Mailing Address 5151 Corporate Drive  
Troy, MI 48098

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Property Address 102 Grove Hill Drive  
Alabaster, AL 35007

Date of Sale 09/13/2013

Total Purchase Price \$163,041.00

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.

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 9/20/2013

Print Derick Hunt title specialist

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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