


INVESTOR NUMBER: 222260597684

Flagstar Bank, F. S. B. CM #: 282179

MORTGAGOR(S): JUSTIN MCELROY


20130925000385420 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/25/2013 10:49:44 AM FILED/CERT

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 34, according to the Survey of Cedar Grove at Sterling Gate,
Sector 2, Phase 2, as recorded in Map Book 25, page 53, Shelby
County, Alabama records.

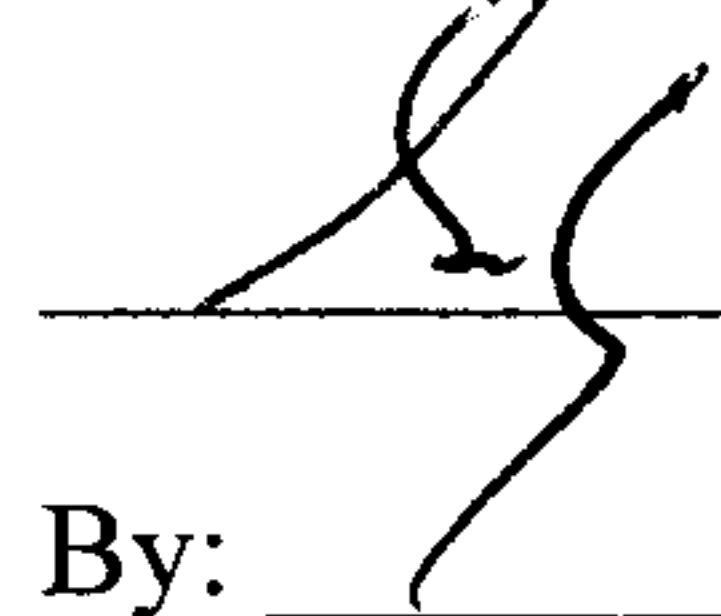
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

***282179* *SWD* *G**

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 19 day of SEPTEMBER, 2013.

FLAGSTAR BANK, FSB



By: Sean Kelly


Its: VICE PRESIDENT

STATE OF MICHIGAN)
OAKLAND
COUNTY OF _____)

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 19 day of Sept., 2013.


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Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Rebecca Redmond
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

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 186 Cedar Grove Pkwy
Maylene, AL 35114

Date of Sale 09/19/2013

Total Purchase Price \$123,382.00

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

☐ 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.

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 9/23/2013

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one


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