

Prepared by and Return to:  
**JOHNSON & FREEDMAN, LLC**  
1587 Northeast Expressway  
Atlanta, Georgia 30329

THE STATE OF ALABAMA  
COUNTY OF SHELBY

VA CASE No:222260575036

SOURCE OF TITLE:  
Instrument No. 20060809000384400

**SPECIAL WARRANTY DEED**


FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE, INC**, whose principal place of business is located at 1001 Semmes Avenue, Richmond, VA 23224, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Secretary of Veterans Affairs, an Officer of the United States of America** (Department of Veterans Affairs, Washington, D.C. and his successors in such office, as such), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 86, according to the survey of final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, in the Probate office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **Secretary of Veterans Affairs, an Officer of the United States of America**, its successors and/or assigns, forever.

  
20131001000393790 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/01/2013 03:44:18 PM FILED/CERT

  
File No. 1398512 12.04.2012 Special Warranty Deed

IN WITNESS WHEREOF, SunTrust Mortgage, Inc, has caused this conveyance to be executed in its name by its undersigned officer(s), this 13 day of September, 2013.

By: Eric Coss  
 TITLE: Eric Coss  
Vice President

By: Sandra Lancaster  
 TITLE: Sandra Lancaster  
Vice President



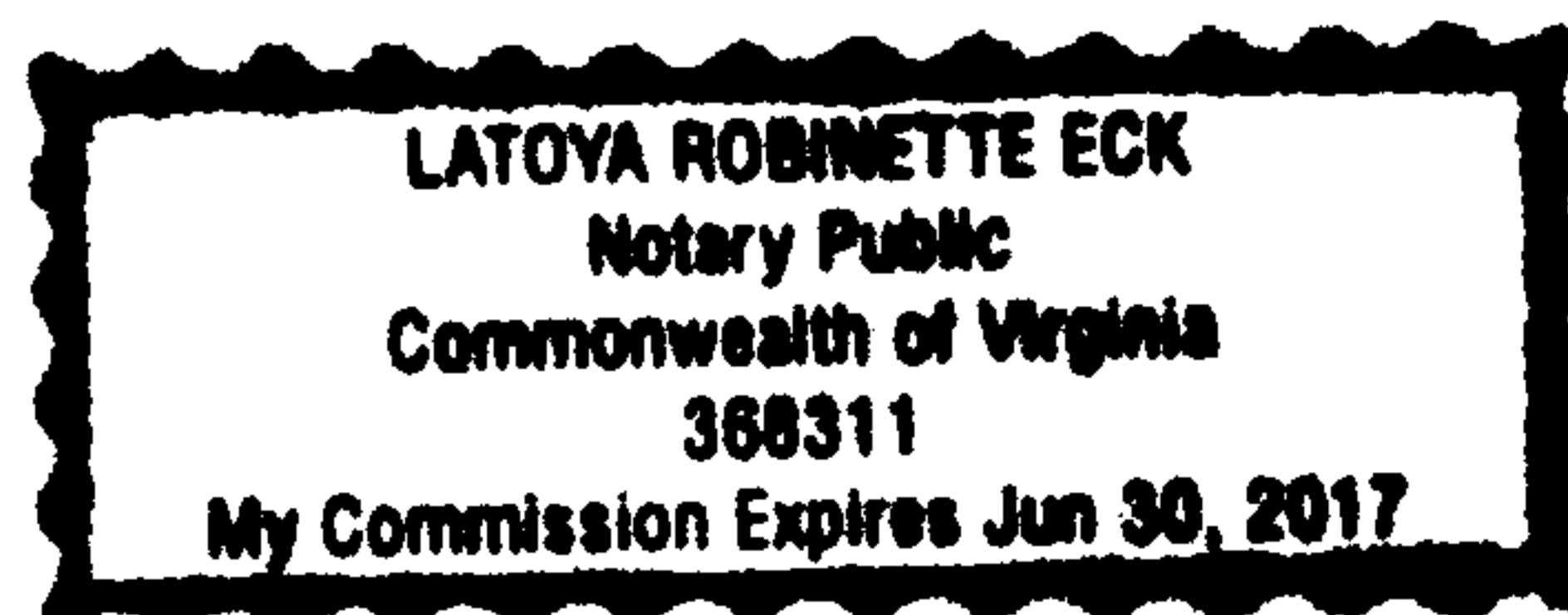
THE STATE OF VA  
 COUNTY OF Richmond  
City


I, the undersigned Notary Public in and for said State and County, do hereby certify that Eric Coss and Sandra Lancaster who are the Vice President and Vice President, respectively of **SUNTRUST MORTGAGE, INC.**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

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

[Signature]  
 NOTARY PUBLIC

My Commission Expires:



  
 20131001000393790 2/3 \$21.00  
 Shelby Cnty Judge of Probate, AL  
 10/01/2013 03:44:18 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Suntrust Mortgage Inc.  
Mailing Address 1001 Semmes Avenue  
Richmond, VA 23224

Grantee's Name Secretary of Veterans Affairs, an Off...  
Mailing Address 810 Vermont Avenue, NW  
Washington, DC 20420

Property Address 1232 Village Trail  
Calera, AL 35040

Date of Sale 08/15/2013  
Total Purchase Price \$                     

or  
Actual Value \$ \$91,656.00

or  
Assessor's Market Value \$                     



20131001000393790 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/01/2013 03:44:18 PM FILED/CERT

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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                              |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Post Foreclosure Sale |
| <input type="checkbox"/> 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.

### 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 9-18-13

Print Jacqueline Penrice

           Unattested

Sign Jacqueline Penrice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1