

INVESTOR NUMBER: 22-22-6-0599189

20131108000443040 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/08/2013 02:20:13 PM FILED/CERT

CitiMortgage, Inc. CM #: 247609

MORTGAGOR(S): MARY JONES AND HENLEY JONES

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, **CitiMortgage, Inc.**, 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 1, according to the survey of Goodwin's Subdivision, as recorded in Map Book 19, Page 74 in the Probate Office 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.



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 9 day of October, 2013.

CITIMORTGAGE, INC.

By: Vanessa Ghant
Vanessa Ghant
Its: Vice President-Documnet Control

STATE OF MISSOURI)

COUNTY OF St. Charles)

I, Damien Glenn, a Notary Public in and for said County in said State, hereby certify that Vanessa Ghant, whose name as Vice president - Document control of CitiMortgage, Inc., 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 said conveyance, he/she, as such Vice-president - Document control, and with full authority, executed the same voluntarily for and as the act of said vice president - Document control

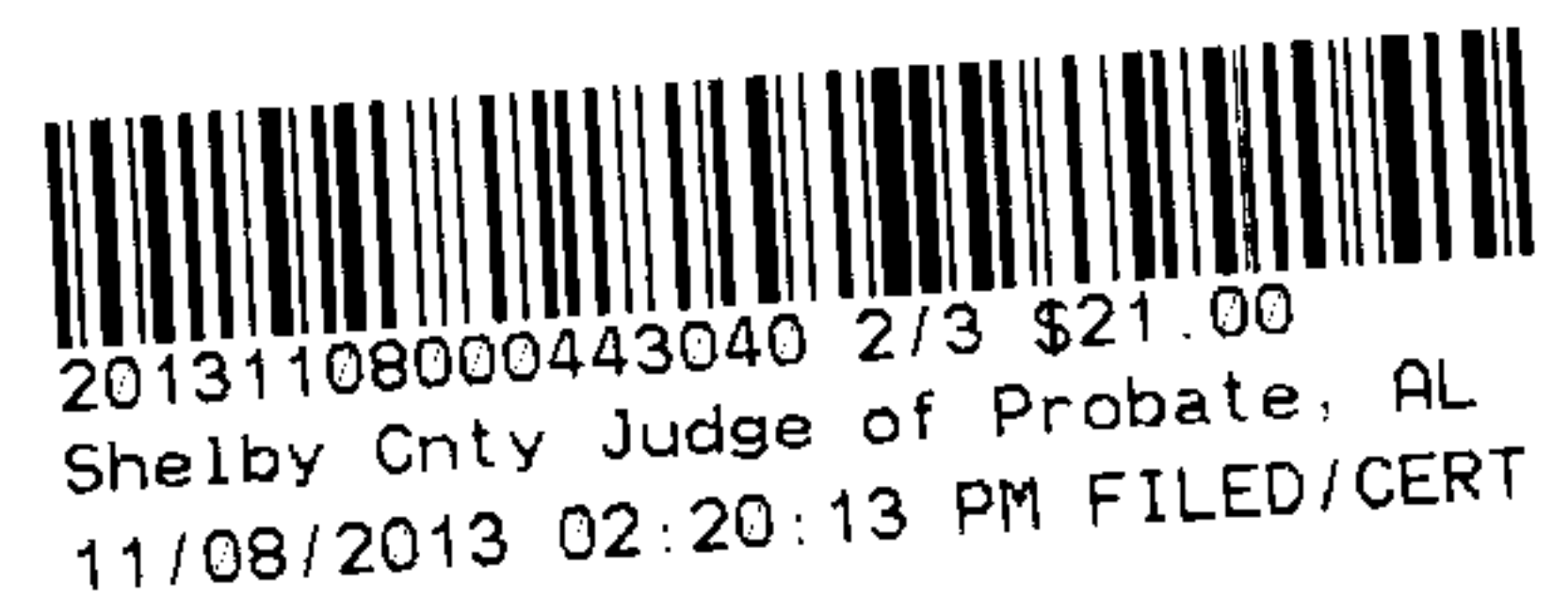
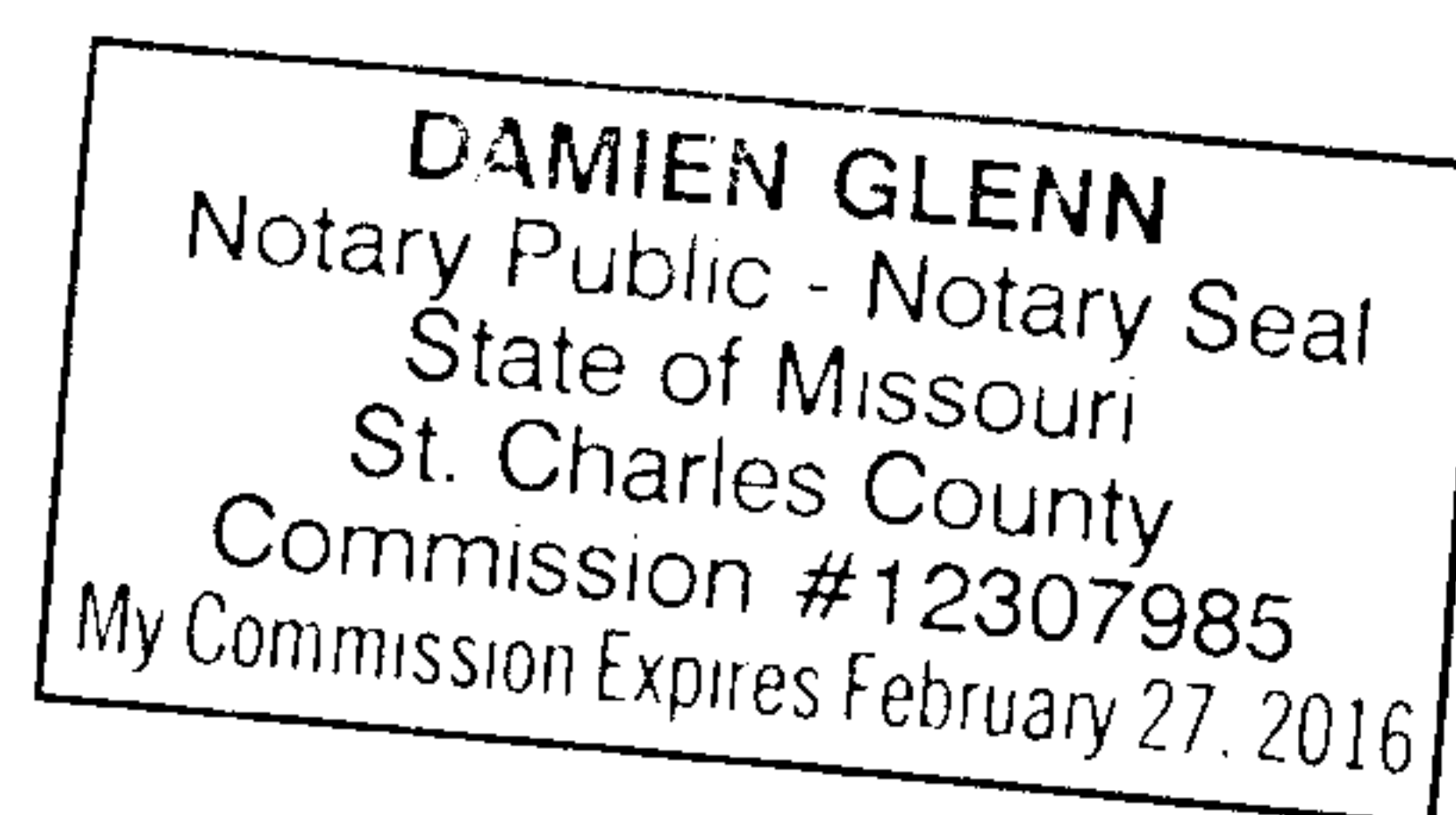
Given under my hand this the 9 day of October, 2013.

[Signature]
Notary Public

My Commission Expires: 2/27/16

THIS INSTRUMENT PREPARED BY:

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



247609 *SWD* *P

Real Estate Sales Validation Form

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

Grantor's Name CitiMortgage, Inc.
c/o CitiMortgage, Inc.

Grantee's Name Secretary of Veterans Affairs

Mailing Address 5280 Corporate Drive
Frederick, MD 21703

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 75 Overhill Rd
Montevallo, AL 35115

Date of Sale 10/09/2013

Total Purchase Price \$242,358.00

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.

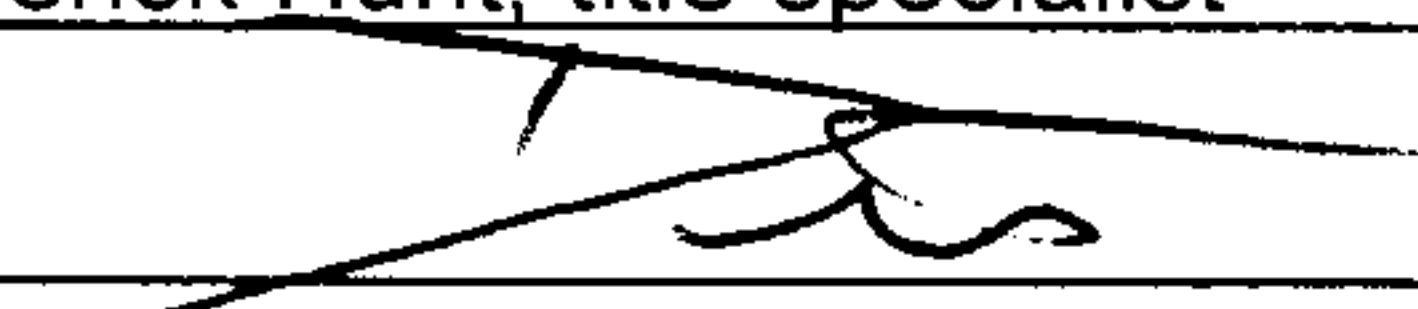
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/5/2013

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

