

THE STATE OF ALABAMA
COUNTY OF SHELBY

20140603000165870 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/03/2014 08:15:49 AM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JPMorgan Chase Bank, National Association, whose principal place of business is located at 3415 Vision Drive, Columbus, OH 43219, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain sell, and convey unto **THE SECRETARY OF VETERANS AFFAIRS**, an Officer of the United States of America, whose address is Department of Veterans Affairs, St Petersburg Regional Loan Center, P.O. Box 1437, St. Petersburg, FL 33731, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property, situated in the County of Shelby, Alabama, to-wit:

Lot 249, according to the Survey of the Final Plat of Camden Cove, 8th Sector, as recorded in Map Book 31, page 64, in the Probate Office of Shelby County Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/hers or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, JPMorgan Chase Bank, National Association, the said Grantor has caused these presents to be signed by Milanka Lalovic its Vice President, and attested by Nijaz Pajic its Assistant Secretary, both thereunto duly authorized, and its corporate seal to be affixed all on this 21 day of May, 2014.

(Corporate Seal)

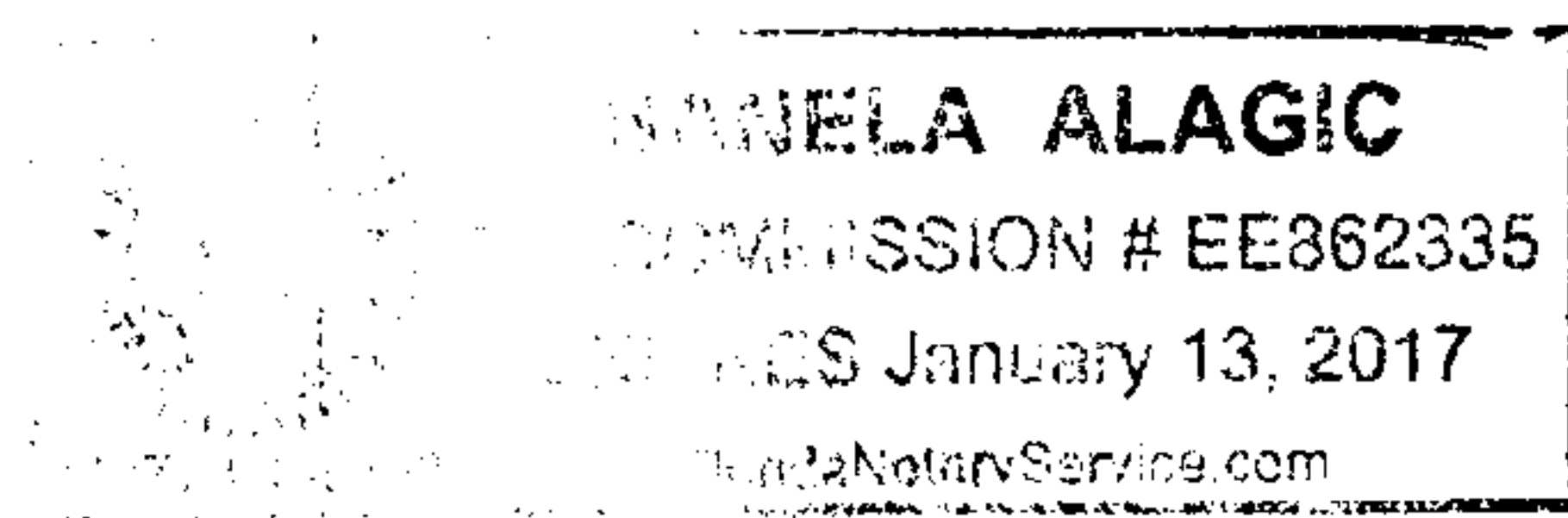
Nijaz Pajic 5-21-14
Its: Assistant Secretary
Nijaz Pajic

By: Milanka Lalovic 05-21-14
JPMorgan Chase Bank, National Association
Its: Vice President
Milanka Lalovic

STATE OF Florida
COUNTY OF Duval

I, a Notary Public in and for said State and County, do hereby certify that Milanka Lalovic its Vice President and Nijaz Pajic its Assistant Secretary of JPMorgan Chase Bank, National Association, 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 21 day of MAY, 2014.



Sanela Alagic
Notary Public
Sanela Alagic
Notary Public State of Florida
(Print Name) (Exp. Date)

This instrument prepared by:
Robert Wermuth/sb
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

GRANTEE ADDRESS:
Dept. of Veterans Affairs
St Petersburg Regional Loan Center
P.O. Box 1437
St. Petersburg, FL 33731

my commission expires - 01.13.2017

Real Estate Sales Validation Form

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

Grantor's Name JPMorgan Chase Bank, N.A.
Mailing Address 3415 Vision Drive
Columbus, OH 43219

Grantee's Name Dept. of Veterans Affairs (VA)
Mailing Address St. Petersburg Regional Loan Center
P.O. Box 1437
St. Petersburg, FL 33731

Property Address 520 Camden Cove Circle
Calera, AL 35040

Date of Sale 05/21/2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 125,300.00

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 Tax Assessor

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 5-30-14

Print

Rebekah Beal

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

attorney Form RT-1