INVESTOR NUMBER: 22-22-6-0571837

M & T Bank CM #: 321632

MORTGAGOR(S): YOLANDA DANETTE HARRELL AND MARVIN L. HARRELL,

JR.

Grantee's Address:
Secretary of Veterans Affairs
c/o VRM
ATTN: VA REO - VA Title Dept.
9500 Bay Pines Blvd.
St. Petersburg, FL 33708

20140811000250870 1/3 \$21.00 Shelby Cpty had
Shelby Cnty Judge of Probate, AL 08/11/2014 03:57:06 PM FILED/CERT

STATE OF ALABAMA	
COUNTY OF SHELBY	

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, M&T Bank, 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 Southern Hills, Section 4, as recorded in Map Book 15 Page 72 in the Probate Office of Shelby County, Alabama; being situated in 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.

deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. **M&T BANK** Darrell Mcdonell, Banking Officer STATE OF New York COUNTY OF Erie On the 5th day of August of year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared <u>Darcell McDonell</u>, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. Nicole M McIntosh 01MC6256195 Notary Public, State of New York Qualified in Erie County **NOTARY PUBLIC** 

My commission expires FEBRUARY 21st, 20 //>

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

THIS INSTRUMENT PREPARED BY:

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

20140811000250870 2/3 \$21.00 Shelby Cnty Judge of Probate: AL 08/11/2014 03:57:06 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	M&T Bank c/o M & T Bank	Grantee's Name	Secretary of Veterans Affairs	
Mailing Address	1 Fountain Plaza Buffalo, NY 14203	Mailing Address	4100 International Pkwy Suite 1000 Carrollton, TX 75007	
Property Address	99 Southern Hills Parkway Calera, AL 35040	Date of Sale	08/05/2014	
		Total Purchase Price	\$112,975.85	
		or Actual Value	\$	
		or		
		Assessor's Market Value	\$	
	mentary evidence is not required)  A  O	n can be verified in the following do opraisal ther Foreclosure Deed	cumentary evidence: (check one)	
If the conveyance do this form is not requir		contains all of the required informa	tion referenced above, the filing of	
l attest, to the best of understand that any falabama 1975 § 40-2	false statements claimed on this fo	information contained in this docuing the second se	ment is true and accurate. I further the penalty indicated in Code of	
Date <u>8/8/2014</u>		Print Derick Hunt, title specialist		
Unattested		Sign	1	
(verified by) (Grantor/Grantee/Owner(Agent) circle one			Owner (Agent) circle one	

20140811000250870 3/3 \$21.00 Shelby Cnty Judge of Probate, AL 08/11/2014 03:57:06 PM FILED/CERT