



INVESTOR NUMBER: 22-22-6-0602721

Navy Federal Credit Union CM #: 350142

MORTGAGOR(S): JON HARPER AND KARA BURNS HARPER

Grantee's Address:
Secretary of Veterans Affairs
c/o VRM
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 Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Navy Federal Credit Union**, 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 29, according to the survey of Third Addition to Ashford Heights, as recorded in Map Book 17, Page 144, 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.

***350142* *SWD* *Y**



20150625000213340 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/25/2015 09:23:52 AM FILED/CERT

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 18 day of June, 2015.

NAVY FEDERAL CREDIT UNION

By: 

Its: Michael Headen Manager Mortgage Liquidation

STATE OF VIRGINIA)

COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Headen, whose name as Manager of Navy Federal Credit Union, 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, as such officer, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 18 day of June, 2015.


Notary Public Judith A. Brown

My Commission Expires: 10/31/2018

THIS INSTRUMENT PREPARED BY:

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

350142 *SWD* *Y



Real Estate Sales Validation Form

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

Grantor's Name Navy Federal Credit Union
c/o Navy Federal Credit Union

Grantee's Name Secretary of Veterans Affairs

Mailing Address 820 Follin Lane
Vienna, VA 2210

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 169 Ashford Ln
Alabaster, AL 35007

Date of Sale 6/18/2015

Total Purchase Price \$120,771.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Deed

☐ 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.

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 6/22/2015

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



20150625000213340 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
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