

This Instrument Prepared By:

Jason B. Tingle, Esq.

244 Inverness Center Dr, Ste 200

Birmingham, Alabama 35242

20151022000369490

10/22/2015 04:13:21 PM

DEEDS 1/4

Send Tax Notice To:

VRM

Attn: VA REO-VA TITLE DEPT

4100 INTERNATIONAL PKWY

CARROLLTON, TX 75007

STATE OF ALABAMA

COUNTY OF SHELBY

)

)

PREPARED WITHOUT THE BENEFIT OF A SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$121,621.50, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Freedom Mortgage Corporation

Whose address is: 10500 Kincaid Dr., Suite 300, Fishers, IN 46037

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

SECRETARY OF VETERANS AFFAIRS

Whose address is: 810 Vermont Ave NW, Washington, DC 20420

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2015 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by JOHN WALTERS, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21ST day of OCTOBER, 2015.

ATTEST:

H Good
Its: Hayley Good, Default Analyst II

Freedom Mortgage Corporation

By: [Signature]
Its: JOHN WALTERS, VICE PRESIDENT

STATE OF ~~FLORIDA~~ Indiana)
COUNTY OF ~~PALM BEACH~~ Hamilton)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John Walters, whose name as Vice President of **Freedom Mortgage Corporation**, 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 signor and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 21st day of October, 2015.

Notary Public: [Signature]
My Commission Expires: February 1, 2020



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EXHIBIT "A"

Property address: 2021 Highview Way, Calera, AL 35040

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 962, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-
SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15A AND 15B, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Freedom Mortgage Corp.
Mailing Address 10500 Kincaid Drive Ste 300
Fishers, IN 46037

Grantee's Name Secretary of Veterans Affairs
Mailing Address 810 Vermont Ave NW
Washington, DC 20420

Property Address 2021 Highview Way
Calera, AL 35040

Date of Sale 10-1-15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$

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PM DEEDS 4/4

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 Sale price on FC Deed = \$121,621.50
☐ 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 10-22-15

Print Peyton Kirk

Unattested
(verified by)

Sign Peyton Kirk
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/22/2015 04:13:21 PM
\$24.00 CHERRY
20151022000369490

(Signature)

Form RT-1