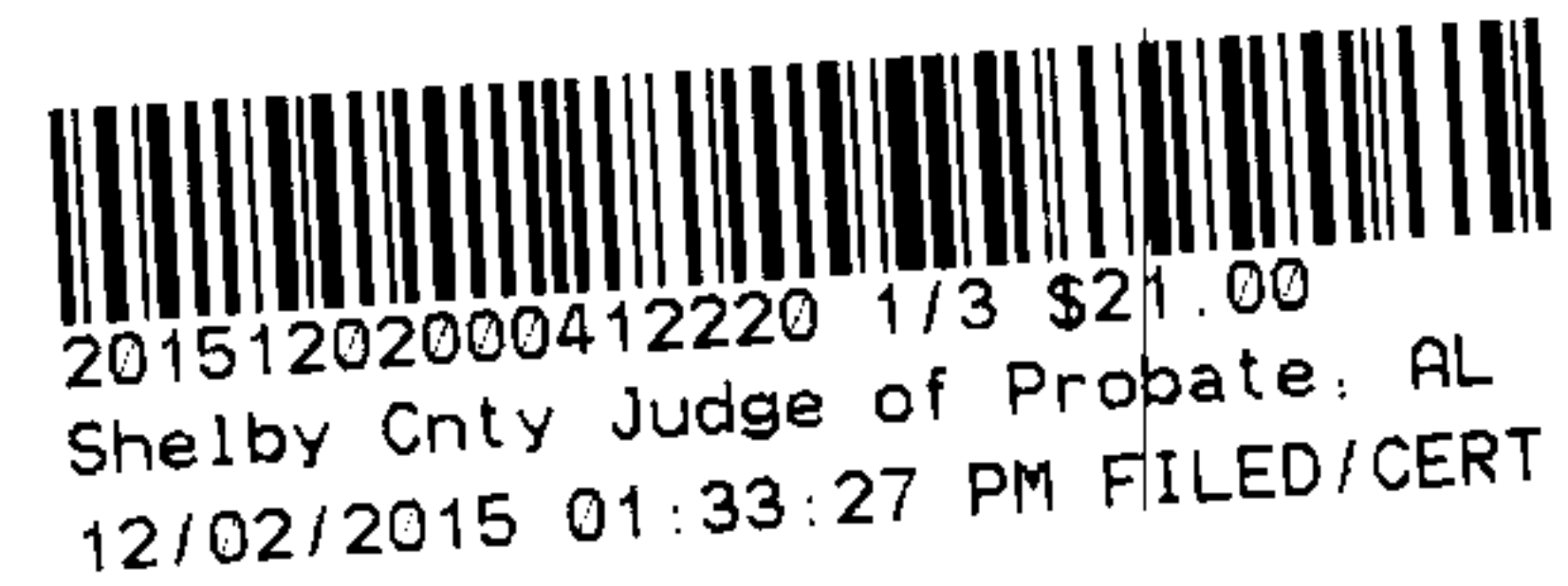


THE STATE OF ALABAMA     )  
                                          )  
SHELBY COUNTY                )



**KNOW ALL MEN BY THESE PRESENTS:**

That **Trustmark National Bank**, whose principal place of business is located at 248 East Capitol Street, Jackson, Mississippi 39201, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) 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, formerly known as Administrator of Veterans Affairs**, whose address is Department of Veterans Affairs, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called Grantee, and his 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 19, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, page 73, in the Probate Office of Shelby County, Alabama.

PROPERTY ADDRESS: 136 Chase Creek Circle Birmingham AL 35124

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/her-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, the said Grantor has hereunto set its signature this 19 day  
of November, 2015

[CORPORATE SEAL]

Trustmark National Bank

By: April Bodry  
April Bodry

Its: Vice President

**STATE OF MISSISSIPPI  
COUNTY RANKIN**

**Acknowledgment**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that April Bodry, whose name as Vice President of Trustmark National Bank, 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 this conveyance, he/she, as such Vice President and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of November, 2015.

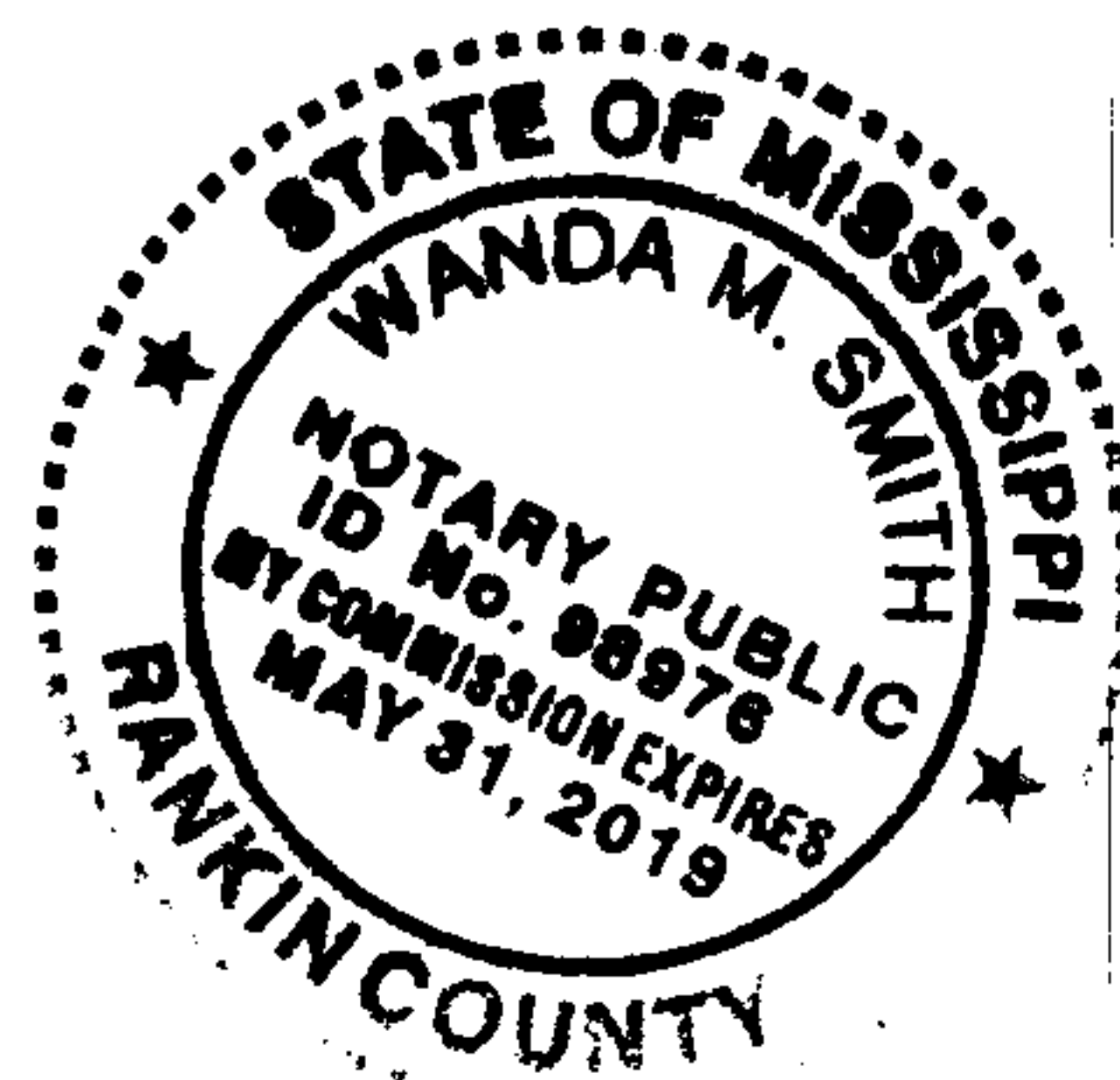
[Notary Seal]

Wanda M Smith  
Notary Public  
My Commission Expires: 5/31/19

This instrument prepared by:  
Paul K. Lavelle  
SPINA & LAVELLE, P.C.  
One Perimeter Park South  
Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee

Grantee's Address  
Secretary of Veterans Affairs  
Department of Veterans Affairs  
345 Perry Hill Road  
Montgomery, Alabama 36109

Grantor's Address  
Trustmark National Bank  
248 East Capitol Street  
Jackson, Mississippi 39201



20151202000412220 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/02/2015 01:33:27 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Trustmark National Bank  
Mailing Address P O Box 522  
Jackson MS 39205

Grantee's Name VA REO -- VA Title Dept  
Mailing Address: 4100 International Pkwy  
Suite 1000  
Carrollton TX 75007

Property Address 136 Chase Creek Circle  
Birmingham AL 35124

Date of Sale 11-18-2015  
Total Purchase Price \$ 78,246.00



20151202000412220 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/02/2015 01:33:27 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_  
or  
Actual 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 Special Warranty 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.

## 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 11-18-2015

Unattested  
(verified by)

Spina & Lavelle, P.C.

By: Paul Lavelle  
Sign: [Signature]

As Attorney for: Trustmark National Bank