**INVESTOR NUMBER: 22-2260617749** 

Quicken Loans, Inc. CM #: 364348 MORTGAGOR(S): HOWARD DABBS 20151223000437280 1/3 \$21.00 Shelby Cnty Judge of Probate, AL 12/23/2015 10:28:03 AM FILED/CERT

Please Send Tax Notices to: Secretary of Veterans Affairs 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, Quicken Loans Inc., 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, as their interest may appear, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 316, according to the survey of final plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, in the Probate Office of 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.

20151223000437280 2/3 \$21.00 Shelby Cnty Judge of Probate, AL 12/23/2015 10:28:03 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 $\mathbb{Z}$ day of $\mathbb{Z}(\ell N)$	MM, 2015.
	By: Scott Evely Loss Mitigation Officer
STATE OF MICHIGAN	)
COUNTY OF WHILE	
to the foregoing conveyance, and who is kn	d for said County in said State, hereby certify that MMMMMM Officer Quicken Loans Inc., is signed own to me, acknowledged before me on this day that yance, he/she, as such officer, and with full authority act of said entity.
Given under my hand this the 18 day of _	December, 2015.
KRISTIN WYKOWSKI  Notary Public, State of Michigan  County of Macomb  My Commission Expires May 24, 2017  Acting in the County of Macomb	Notary Public  My Commission Expires: 50417
THIS INSTRUMENT PREPARED BY:	

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

## Real Estate Sales Validation Form

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

Grantor's Name	Quicken Loans Inc. c/o Quicken Loans, Inc.	_ Grantee's Name	Secretary of Veterans Affairs
Mailing Address	1050 Woodward Avenue Detroit, MI 48826	Mailing Address	4100 International Pkwy Suite 1000 Carrollton, TX 75007
Property Address	1235 Village Trail Calera, AL 35040	_ Date of Sale	12/18/2015
		Total Purchase Price	\$94,406.00
		or Actual Value	\$
		or Assessor's Market Value	\$
(Recordation of document of Sales Contract of Sales Contract of Closing Statement of Sales Contract of Closing Statement of Sales Contract of Sales Contract of Closing Statement of Sales Contract of Sales Contr	mentary evidence is not required  ont  cument presented for recordation	Appraisal  Other Foreclosure Deed  Street	0151223000437280 3/3 \$21.00 helby Cnty Judge of Probate, AL 2/23/2015 10:28:03 AM FILED/CERT
this form is not require	red.		
		Instructions	
	false statements claimed on this f	e information contained in this docu form may result in the imposition of	
Date <u>12/21/2015</u>		Print <u>David Johnson, title speci</u>	<u>alist</u>
Unattested	(verified by)	Sign Mull Flytte (Grantor/Grantee/C	2077 Owner(Agent) circle one

364348