

STATE OF ALABAMA

COUNTY OF SHELBY

Hollie Anne Barrett
15-006584
145 Hwy 400
Shelby, AL 35143

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That PHH Mortgage Corporation, a corporation organized and existing under the laws of the State of AL, whose principal place of business is located at 1 Mortgage Way, Mount Laurel, New Jersey 08054, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration 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, whose address is Department of Veterans Affairs, Countrywide Home Loans, Attn: VA REO, Mail Code TX2-983-01-01, Building B, 2375 N. Glenville Drive, Richardson, TX 75082, hereinafter called the Grantee, and his/her 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:

A portion of the SE 1/4 of the SW 1/4 of Section 14 and NE 1/4 of the NW 1/4 of Section 23, Township 24 North, Range 15 East, more particularly described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East and run Easterly along the Southern side of said quarter - quarter Section for 1058.61 feet to a point the north side of the right of way, Shelby County Highway No 400, run Southeasterly along said right of way for 32.74 feet to an iron pin the point of beginning, then turn an angle of 106 degrees 47 minutes 5 seconds to the left and run Northeasterly 356.33 Feet; then turn an angle of 73 degrees 12 minutes 55 seconds to the left and run northwesterly 290.21 feet; then turn an angle of 106 degrees 47 minutes 5 seconds left and run southwesterly 356.33 feet; then turn an angle of 73 degrees 12 minutes 55 seconds to the left and run southeasterly along north right of way, Shelby County Highway No 400, 290.21 feet back to the point of beginning.

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.




20160126000026370 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/26/2016 01:24:16 PM FILED/CERT

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, 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 caused these presents to be signed by Sheri Robinson its -- VP and attested by Sharonna Davis its AVP both thereunto duly authorized, and its corporate seal to be affixed all on this 4 day of January, 2016.


(signature)

Sharonna Davis AVP
PRINT NAME AND TITLE OF ATTESTING OFFICER

PHH Mortgage Corporation

By 
(signature)

Sheri Robinson VP
PRINT NAME AND TITLE OF EXECUTING OFFICIAL



20160126000026370 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/26/2016 01:24:16 PM FILED/CERT

STATE OF NS

COUNTY OF Burlington

I, a Notary Public in and for said County, do hereby certify that Sheri Robieson whose name as VP and Sharonne Davis whose name as ALP (name of attesting official), of PHH Mortgage Corporation, a Corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.


Given under my hand and official seal, this the 4 day of January, 2016.

NOTARY SIGNATURE Cheryl Hanna
My Commission Expires: 1/5/2020

CHERYL HANNA
NOTARY PUBLIC OF NEW JERSEY
I.D. # 50007978
My Commission Expires 1/5/2020

THIS INSTRUMENT PREPARED BY:
Brittney Carter
SHAPIRO AND INGLE, LLP
10130 PERIMETER PARKWAY,
SUITE 400
CHARLOTTE, NC 28216

Grantee's Address:
Mail Code TX2-983-01-01
Building B
2375 N. Glenville Drive
Richardson, TX 75082


20160126000026370 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/26/2016 01:24:16 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 PHH Mortgage Corporation
Mailing Address 1 Mortgage Way
Mount Laurel, N.J.
08054

Grantee's Name Secretary of Veterans Affairs
Mailing Address Mail Code TX 2-983-01-01
Building B
2375 N. Glenville Drive
Richardson, TX 75082

Property Address 1465 Hwy 97
Columbia, AL 35251

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 152,460.00



20160126000026370 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/26/2016 01:24:16 PM FILED/CERT

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 _____

Print Helen Ball

Unattested _____

Sign Ach. Ball

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1