

This Instrument Prepared By/Return To:

Jason B. Tingle, Esq.  
244 Inverness Center Dr, Ste 200  
Birmingham, Alabama 35242

20160126000026660  
01/26/2016 03:55:50 PM  
DEEDS 1/3

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 \$153,940.50, 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: C/O Ocwen Loan servicing, LLC, 1661 Worthington Road, Suite 100 West  
Palm Beach, Florida 33409**

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

**SECRETARY OF VETERANS AFFAIRS**

**Whose address is: 810 Vermont Ave NW, Washington, DC 20429**

(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 2016 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.

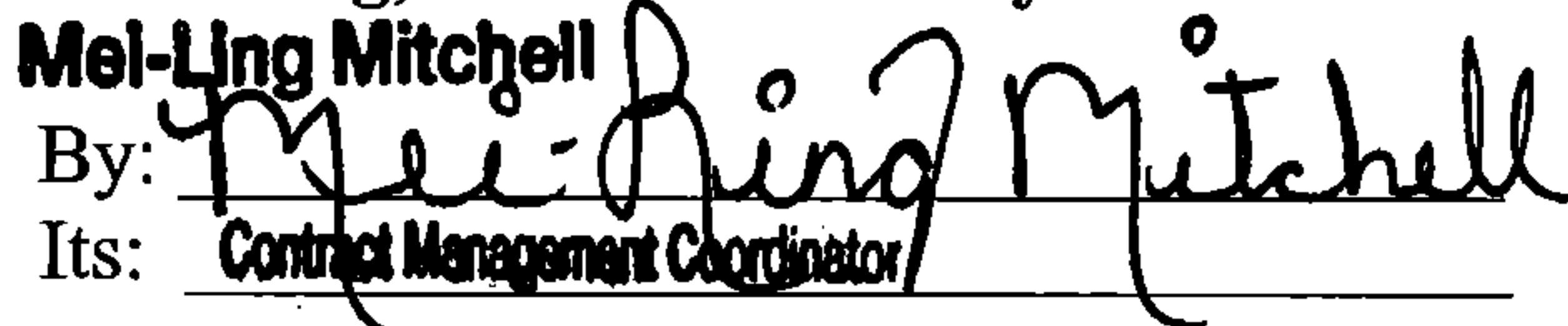
PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by **Mei-Ling Mitchell** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21<sup>st</sup> day of January, 2016.

ATTEST:

**Daniel Delpesche**  
  
Its: Contract Management Coordinator

**Freedom Mortgage Corporation, By Ocwen Loan Servicing, LLC Its Attorney In Fact**

**Mei-Ling Mitchell**  
By:   
Its: Contract Management Coordinator 1-21-16

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Mei-Ling Mitchell**, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC Its Attorney In Fact for 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 21 day of Jan, 2016. **Personally Known To Me** ck 1/21/16

  
Christopher Kelley

Notary Public:

My Commission Expires: 12/30/2016

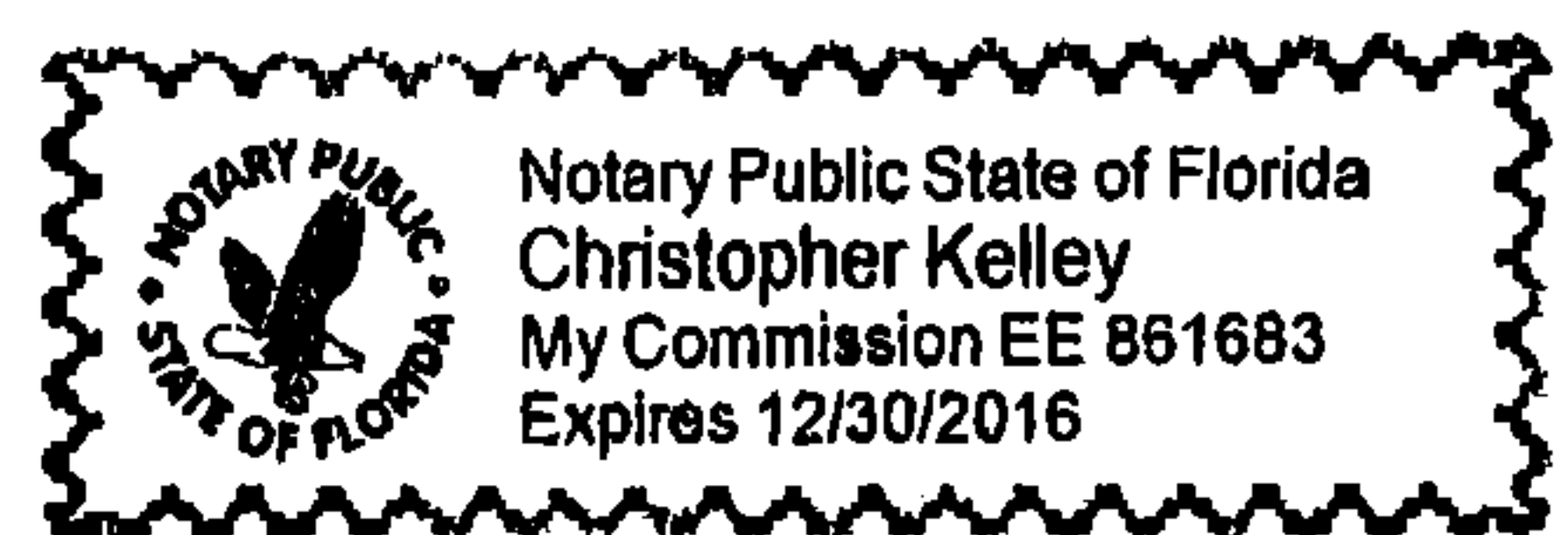


EXHIBIT "A"

Property address: 106 Cahaba Club Dr, Helena, AL 35080

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, And Is Described As Follows:

LOT 916, ACCORDING TO THE SURVEY OLD CAHABA, SECTOR 9, AS RECORDED IN MAP BOOK 26, PAGE 149, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Parcel ID: 13 4 20 1 008 017.000

Commonly known as 106 Cahaba Club Drive, Helena, AL 35080 However, by showing this address no additional coverage is provided



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/26/2016 03:55:50 PM  
\$21.00 CHERRY  
20160126000026660

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.