


STATE OF ALABAMA       )  
                                  :  
COUNTY OF SHELBY     )

**SPECIAL WARRANTY DEED**

  
20160712000240930 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/12/2016 07:40:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That Regions Bank dba Regions Mortgage, organized and existing under the laws of the State of Alabama, whose principal place of business is located at P.O. Box 18001, Hattiesburg, Mississippi 39404-8001, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and 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 VETERAN'S AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, VA Regional Loan Center, 9500 Bay Pines Boulevard, St. Petersburg, Florida, 33708, hereinafter called 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:

Lot 73, according to the Survey of Kentwood, 2nd Addition, Phase 1, as recorded in Map Book 18, Page 60, in the Probate Office of Shelby County, Alabama.

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 hereto 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 anyway 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 its V.P. on this 10 day of June, 2016.

(Corporate Seal)

REGIONS BANK DBA REGIONS MORTGAGE

By: 

Its: VP

STATE OF TENNESSEE   )  
                                  :  
COUNTY OF SHELBY   )

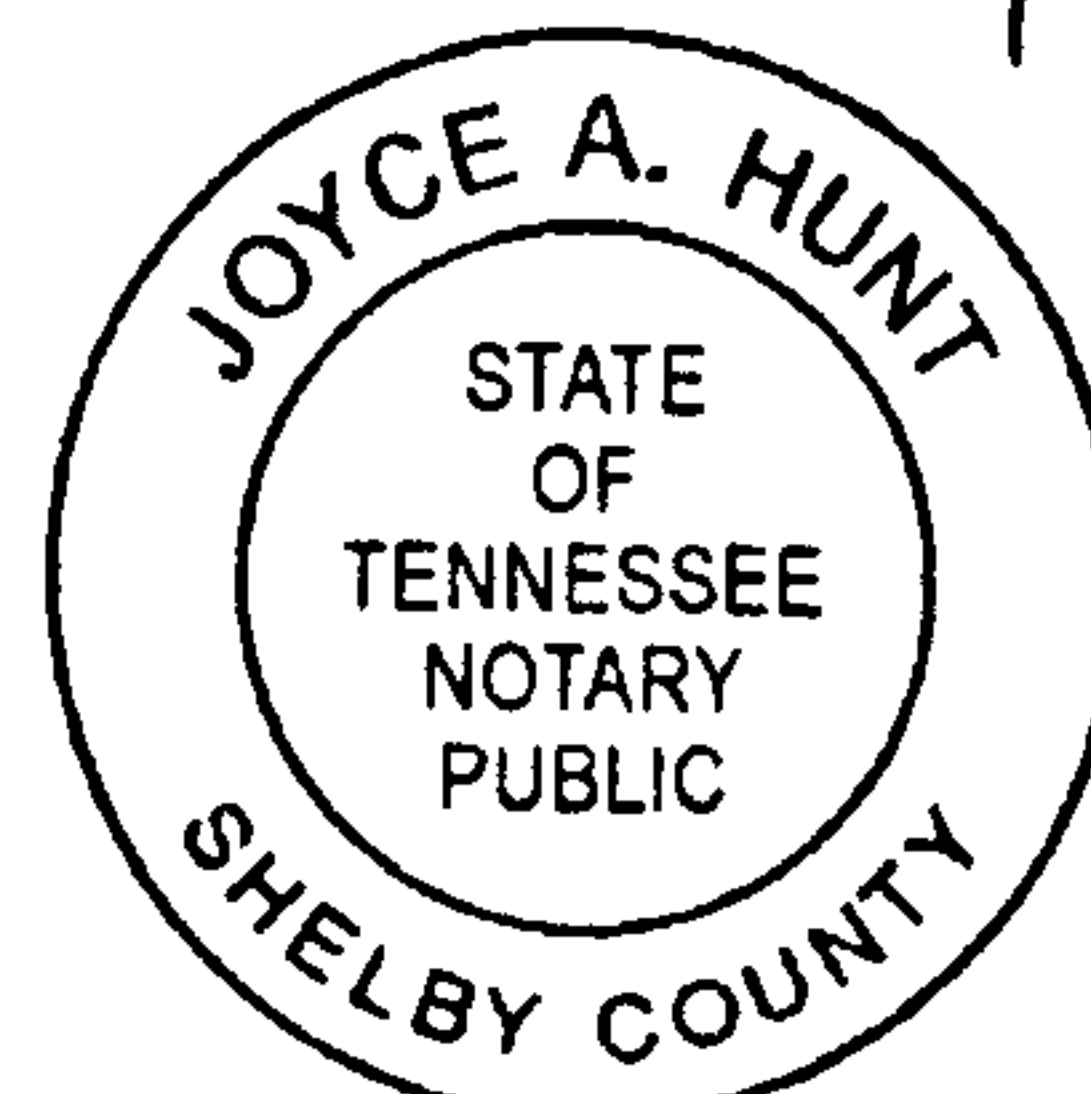
If the undersigned, a Notary Public in and for said County in said State, hereby certify that Deborah L. Fly whose name as Vice President of Regions Bank dba Regions Mortgage, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Regions Bank dba Regions Mortgage.

Given under my hand and official seal this 10 day of June, 2016.

Joyce A. Hunt  
Notary Public

My Commission Expires: February 4, 2018

This instrument prepared by:  
Bowdy J. Brown, Esq.  
Sasser, Sefton & Brown, P.C.  
Post Office Box 4539  
Montgomery, Alabama 36103-4539  
Our File No.: 49820.334 Christopher M. Culver and Jennifer D. Culver



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Regions Bank dba Regions Mortgage  
Mailing Address Post Office Box 18001  
Hattiesburg, MS 39404-8001

Property Address 126 Kentwood Way  
Alabaster, AL 35007

Grantee's Name Secretary of Veteran's Affairs  
VA Regional Loan Center  
Mailing Address 9500 Bay Pines Boulevard  
St. Petersburg, FL 33708

Date of Sale 7-5-16  
Total Purchase Price \$173,143.00

or  
Actual Value \$ N/A  
or  
Assessor's Market Value \$ N/A

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 - **FORECLOSURE SALE – TAX EXEMPT- GOVT. AGENCY**☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date 7-5-16

\_\_\_\_ Unattested

JCB JCB  
(verified by)

Print Regions Bank dba Regions Mortgage

Sign Bowdy J. Brown  
(Grantor/Grantee/Owner/Agent) circle one

**Bowdy J. Brown, Esq.****Sasser, Sefton & Brown, P.C.****Post Office Box 4539****Montgomery, Alabama 36103-4539****(334) 532-6144**