

20160727000262270 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/27/2016 11:11:35 AM FILED/CERT

INVESTOR NUMBER:

Cenlar FSB CM #: 378341

MORTGAGOR(S): BRICE H. DYAL AND KAREN DYAL

Grantee's Address:
Secretary of Veterans Affairs
c/o VRM
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, **Guaranty Trust Company**, 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, at VA Regional Loan Center, 9500 Bay Pines Blvd., St. Petersburg, FL 33708, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 73, according to the Survey of Nottingham, Sector 4, as recorded in Map Book 43, Page 58, 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.

***378341* *SWD* *P**

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 19 day of July, 2016.

GUARANTY TRUST COMPANY

By: *[Signature]*

Its: Vice President and Asst. Secretary

STATE OF New Jersey)

COUNTY OF Mercer)



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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patricia Bracey, whose name as VP & Asst. Secretary of Guaranty Trust Company, 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 entity.

Given under my hand this the 19 day of July, 2016.

JOSEPH M. DEMAIO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 12, 2021
ID# 50036376

[Signature]
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

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

378341 *SWD* *P

Real Estate Sales Validation Form

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

Grantor's Name Guaranty Trust Company
c/o Cenlar FSB

Grantee's Name Secretary of Veterans Affairs

Mailing Address Cenlar FSB
Attn: FC Department
425 Phillips Blvd.
Ewing, NJ 08618

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 488 Sherwood Circle
Calera, AL 35040

Date of Sale 7/19/2016



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Total Purchase Price \$186,591.00

or

Actual Value \$

or

Assessor's 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 Foreclosure 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.

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 7/25/2016

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by) _____

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one