

FILE NO.: SEF-16-01988

20161004000362990
10/04/2016 11:22:44 AM
DEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:
Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

STATE OF Florida
COUNTY OF Duval

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: **Selene Finance LP**, 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**, an officer of the United States of America, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

LOT 28, ACCORDING TO THE SURVEY OF MEADOWBROOK, 9TH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN 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 heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

FILE NO.: SEF-16-01988

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 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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its corporate seal affixed this the 21 day of Sept, 2016

Selene Finance LP

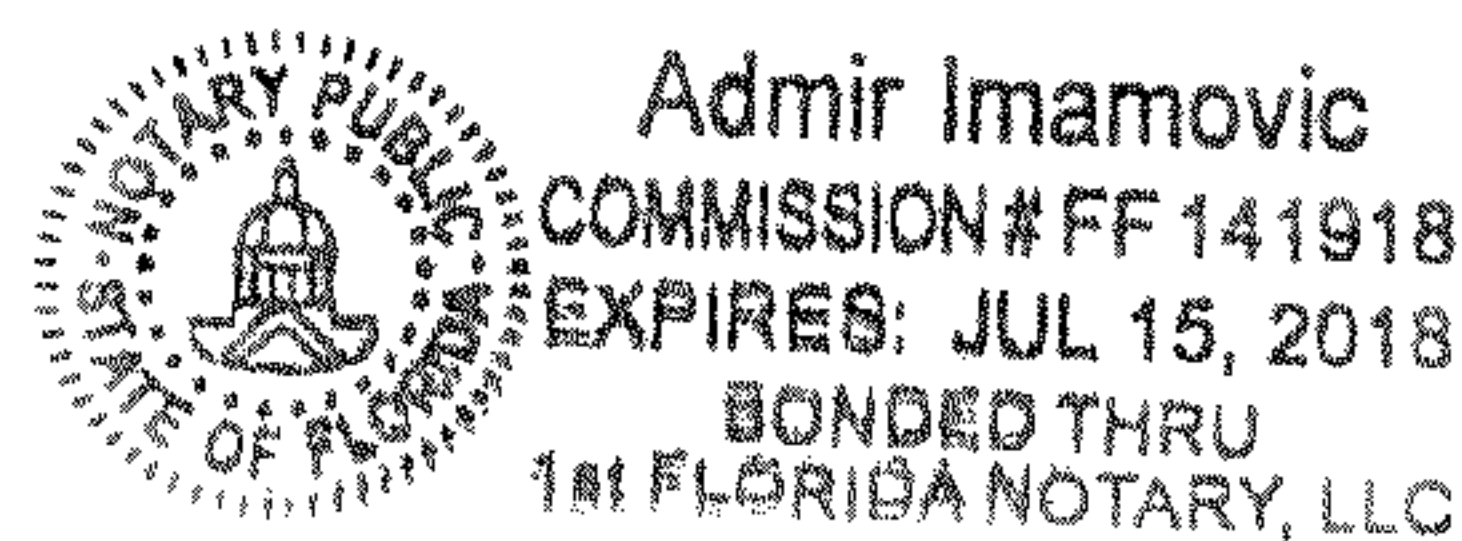
By: [Signature]
 Printed Name: Angela M. Capling
 Its: Assistant Vice President

STATE OF Florida
 COUNTY OF Duval

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Angela M. Capling whose name as Assistant Vice President of Selene Finance LP has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said Selene Finance LP.

Given Under My Hand and Official Seal this 21 Day of September, 2016.

[Signature]
 Notary Public Admir Imamovic
 My Commission Expires: July 15, 2018



(Notary Seal)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2016 11:22:44 AM
\$22.00 CHERRY
20161004000362990

[Signature]

Real Estate Sales Validation Form

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

Grantor's Name Selene Finance LP
Mailing Address 9990 Richmond Ave.
Suite 400, Houston, TX
77042

Grantee's Name Secretary of Veterans Affairs, An
Mailing Address Office of the United States
3401 West End Avenue, Suite
160W, Nashville, TN 37203

Property Address 5199 Red Fern Way
Birmingham, AL 35242

Date of Sale 8-31-2016
Total Purchase Price \$ 172,303.00
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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input checked="" type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Special Warranty Deed</u> |
| <input type="checkbox"/> 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 in Code of Alabama 1975 § 40-22-1 (h).

| | |
|-------------------------------------|--|
| Date <u>10-3-16</u> | Print <u>Katherine Rhodes</u> |
| <input type="checkbox"/> Unattested | Sign <u>[Signature]</u> |
| (verified by) | (Grantor/Grantee/Owner/Agent) circle one |