

20161216000459030  
12/16/2016 11:32:39 AM  
DEEDS 1/3

Prepared by Keith Eady and Return to:  
RCO LEGAL, P.C.  
2970 Clairmont Road NE, Suite 780  
Atlanta, GA 30329

THE STATE OF ALABAMA  
COUNTY OF Shelby

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, Freedom Mortgage Corporation, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Secretary of Veterans Affairs, an Officer of the United States of America** (Department of Veteran's Affairs, Loan Guaranty Services, 3401 West End Avenue, Suite 760W, Nashville, TN 37203), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

LOT 13, 14 & 15, ACCORDING TO THE MAP AND SURVEY OF YELLOW LEAF RIDGE ESTATES, AS RECORDED IN MAP BOOK 18, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **Secretary of Veterans Affairs, an Officer of the United States of America**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, Freedom Mortgage Corporation, has caused this conveyance to be executed in its name by its undersigned officer(s), this 9<sup>th</sup> day of November, 2016.

Freedom Mortgage Corporation

By: Albert Cameron Vice President

TITLE: Vice President

THE STATE OF Indiana  
COUNTY OF Hamilton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Albert Cameron who is the Vice President, (Title) respectively of Freedom Mortgage Corporation, signed the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 9<sup>th</sup> day of November, 2016.

  
NOTARY PUBLIC Eric Kripe  
My Commission Expires: 7-16-2023

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# Real Estate Sales Validation Form

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

Grantor's Name Freedom Mortgage Corporation  
Mailing Address 10500 Kincaid Drive Suite 300  
Fishers IN 46037

Grantee's Name Secretary of Veterans Affairs, an Office  
Mailing Address Department of Veteran's Affairs  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

Property Address 44 Beech Circle  
Chelsea, AL 35043

Date of Sale 10/20/2016

Total Purchase Price \$ 231,138.00

or

Actual Value \$

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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 Post Foreclosure Sale Conveyance

☐ 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 12-15-16

Print Rhonda McGehee

Unattested

Sign Rhonda McGehee  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Name

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/16/2016 11:32:39 AM  
\$22.00 CHARITY  
20161216000459030

John F. Smith