
20170222000062940 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/22/2017 01:29:48 PM FILED/CERT

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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 313, ACCORDING TO THE SURVEY OF LAKE FOREST, THIRD SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


PARCEL ID: 23 2 09 0 004 013.000

COMMONLY KNOWN AS 504 SUGARBERRY DRIVE, MAYLENE, AL 35114

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.

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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 21st day of February, 2017.

Freedom Mortgage Corporation

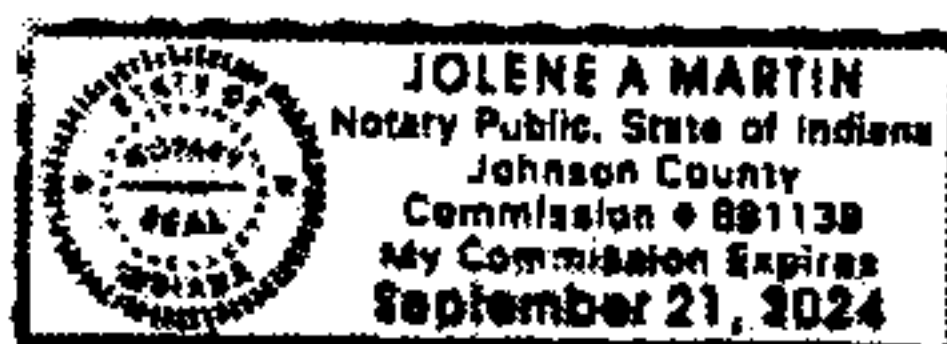
By: [Signature]
Sherri L. Mallory
TITLE: Vice President

THE STATE OF Indiana
COUNTY OF Hamilton

I, the undersigned Notary Public in and for said State and County, do hereby certify that Sherri L. Mallory 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 21st day of February, 2017.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9-21-24



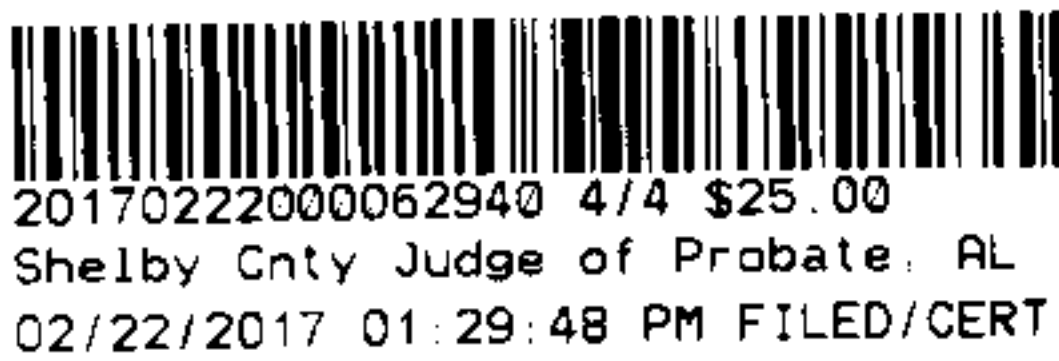
Real Estate Sales Validation Form

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

Grantor's Name	Freedom Mortgage Corporation	Grantee's Name	Secretary of Veterans Affairs
Mailing Address	10500 Kincaid Drive Suite 300	Mailing Address	Department of Veteran's Affairs
	Fishers, IN 46037		3401 West End Avenue Suite 760W
			Nashville, TN 37203

Property Address	504 Sugarberry Drive	Date of Sale	2/9/17
	Maulana AL 36114	Purchase Price	\$ 222,733.00
		or	
		Value	\$
		1/4 or	
		s Market Value	\$

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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 type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Post F/C Sale Conveyance |
| <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	2-22-17	Print	Rhonda McGee
Unattested		Sign	Rhonda McGee
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/22/2017 01:29:48 PM
\$25.00 CHERRY
20170222000062940

James W. Fuhrmeister