



20170303000074760 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/03/2017 01:23:54 PM FILED/CERT

Prepared by:
Sady D. Mauldin, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
220th Street North, Suite 1310
Birmingham, Alabama 35203
File Number: 937814 / Haselden

Send Property Tax Notice to:
Secretary of Veterans Affairs, an
Officer of the United States of
America (Department of
Veterans Affairs, VA Regional
Loan Center, P.O. Box 1437, St.
Petersburg, FL 33731)

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Branch Banking and Trust Company**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Veterans Affairs, an Officer of the United States of America** (Department of Veteran Affairs c/o Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

All that certain parcel of land situate in the City of Birmingham, County of Shelby and State of Alabama bounded and described as follows.

Lot 7, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, Page 38 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED JANUARY 3, 2017, RECORDED IN INSTRUMENT NO. 20170118000021940, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, BBYT Co. (Grantor), by ROY LLOYD, its Banking Officer who is authorized to execute this conveyance, has hereto set its signature and seal, on this 16 day of February, 2017.

Branch Banking and Trust Company

By: [Signature] (Seal)
Name: Roy Lloyd
Title: Banking Officer

THE STATE OF South Carolina
COUNTY OF Greenville


I, the undersigned Notary Public, in and for said county, in said state hereby certify that ROY LLOYD who is Banking Officer of BBYT Co. 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 as such officer with full authority, executed same voluntarily for and as the act of Banking Officer.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 16 day of February, 2017.

[Signature]
NOTARY PUBLIC

My Commission expires: 7/24/2023

GERTRUDE F. PERRY
Notary Public - State of South Carolina
My Commission Expires July 24, 2023


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| Real Estate Sales Validation Form |
|---|
| <i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i> |

| | | | |
|------------------|---|-----------------------|--|
| Grantor's Name | Branch Banking and Trust Company | Grantee's Name | Branch Banking and Trust Company Department of Veterans Affairs Loan Guaranty Service |
| Mailing Address | 301 College Street PVN #101729 Greenville, SC 29601 | Mailing Address | 301 College Street PVN #101729 Greenville, SC 29601 3401 West End Ave., S960 Nashville, TN 37203 |
| Property Address | 7041 N Highfield Dr Birmingham, AL 35242 | Date of Sale | December 15, 2016 |
| | | Total Purchase price | \$579,945.00 |
| | | or | |
| | | Actual Value | |
| | | or | |
| | | Assessed 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 | <input checked="" type="checkbox"/> Other <input type="checkbox"/> FC Sale |
| 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>2/16/2017</u> | Print | <u>Roy Floyd</u> |
| Unattested | | Sign | |
| | (verified by) | | (Grantor/Grantee/Owner/Agent) circle one |

Form RT-1

