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
2 20th Street North, Suite 1310
Birmingham, Alabama 35203

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

File Number: 937814 / Haselden

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 WITH	authorized to	EOF, BBA execute this c , 2017.	CO. (Gra onveyance, has	intor), by _ F () hereto set its s	y LLOYD signature and se	_	lanking C	Office day of
				By	and Trust Comp		_(Seal)	
to the for	Y OFG I, the under ROY LLC regoing conve	yance, and whaveyance, he as	y Public, in a	ding Officer c, acknowledged	of Both	this day that,	is being inform	signed med of
Febr	Mary	NDER MY , 2017.	HAND AND		SEAL this		da	ıy of
					GER Notary Publi My Commi	C - State of S	ERRY outh Carolin July 24, 2023	a

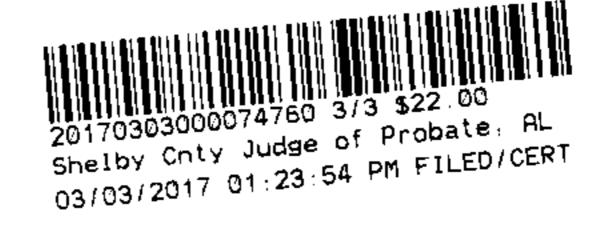
	Real Estate Sales	Validation For	m
This Docum	nent must be filed in accordance	with Code of Alai	bama 1975, Section 40-22-1
Grantor's Name	Branch Banking and Trust Company	Grantee's Name	Department of Veterars Affairs Branch Banking and Trust Company Loan Guaranty Service 301 College Street 3401 Mac Lung Ave Stild
Mailing Address	301 College Street PVN #101729 Greenville, SC 29601	Mailing Address	301 College Street 3401 West Ful Ave., Stilled -PVN #101729 -Greenville, SC 29601 Mashville, TN 37203
Property Address	7041 N Highfield Dr Birmingham, AL 35242	Date of Sale Total Purchase pri	December 15, 2016 \$579,945.00
		Actual Value	
		or Assessed Market	Value
Closin	Contract g Statement locument presented for recordation con		Appraisal Other FC Sale red information referenced above, the filing of this
•		Instructions	
Grantor's name and mailing address.			s conveying interest to property and their current
Grantee's name and	d mailing address - provide the name of	the person or person	as to whom interest to property is being conveyed.
Property address -	the physical address of the property being	ng conveyed, if avai	lable.
Date of Sale - the d	late on which interest to the property wa	as conveyed.	
	e - the total amount paid for the purcha	•	oth real and personal, being conveyed by the
			ooth real and personal, being conveyed by the ed by a licensed appraiser or the assessor's current
valuation, of the pr	•	al charged with the r	of fair market value, excluding current use esponsibility of valuing property for property tax <u>labama 1975</u> § 40-22-1 (h).
I attest, to the best	of my knowledge and belief that the inf	formation contained	in this document is true and accurate. I further

Date 2/16/2017 Print Poubloud

Unattested Sign (Grantor/Grantee/Owner/Agent) circle one

understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of

Form RT-1



File No. 937814

Alabama 1975 § 40-22-1 (h).

•