

20170323000096530
03/23/2017 08:57:22 AM
DEEDS 1/3

INVESTOR NUMBER: 222260581806

PNC Mortgage, a division of PNC Bank, National Assoc. CM #: 183488
MORTGAGOR(S): JOHN L. COWANS, JR. AND PHEDRE B. COWANS

Grantee's Address:
Secretary of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, at VA Regional Loan Center, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as Lot 36, according to the survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 14th day of March, 2017.

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY
MORTGAGE, A DIVISION OF NATIONAL CITY
BANK**

By: Cassie Turner

Its: Cassie Turner

Authorized Signer

STATE OF Ohio)

COUNTY OF Montgomery)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cassie Turner, whose name as Authorized Signer of PNC Bank, National Association, successor by merger to National City Mortgage, a division of National City Bank, 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/she, as such ~~officer~~ ^{Authorized Signer}, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 14th day of March, 2017.

Barbara Wacker
Notary Public

My Commission Expires: 9-28-2021

THIS INSTRUMENT PREPARED BY:
Rebecca Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



Real Estate Sales Validation Form

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

Grantor's Name PNC Bank, National Association,
successor by merger to National
City Mortgage, a division of
National City Bank

Grantee's Name Secretary of Veterans Affairs

Mailing Address 2650 Warrenton Road, Suite
500
Downers Grove, IL 60515

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 140 Sugar Hill Ln
Alabaster, AL 35007

Date of Sale 3/14/2017

Total Purchase Price \$84,050.00

or

Actual Value \$ _____

or

Assessor'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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 3/23/2017

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2017 08:57:22 AM
\$22.00 CHERRY
20170323000096530

A handwritten signature in black ink, appearing to read "Derick Hunt", is written over a horizontal line.