


INVESTOR NUMBER: 222260609646

Planet Home Lending, LLC CM #: 400157  
MORTGAGOR(S): JIMMY KIRK GIVENS

  
20170505000156920 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/05/2017 01:00:37 PM FILED/CERT

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, **Planet Home Lending, LLC**, 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:

Lot 226 according to the Survey of Waterford Village Sector 3 as  
recorded in Map Book 31, Page 135 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.

\*400157\* \*SWD\* \*B

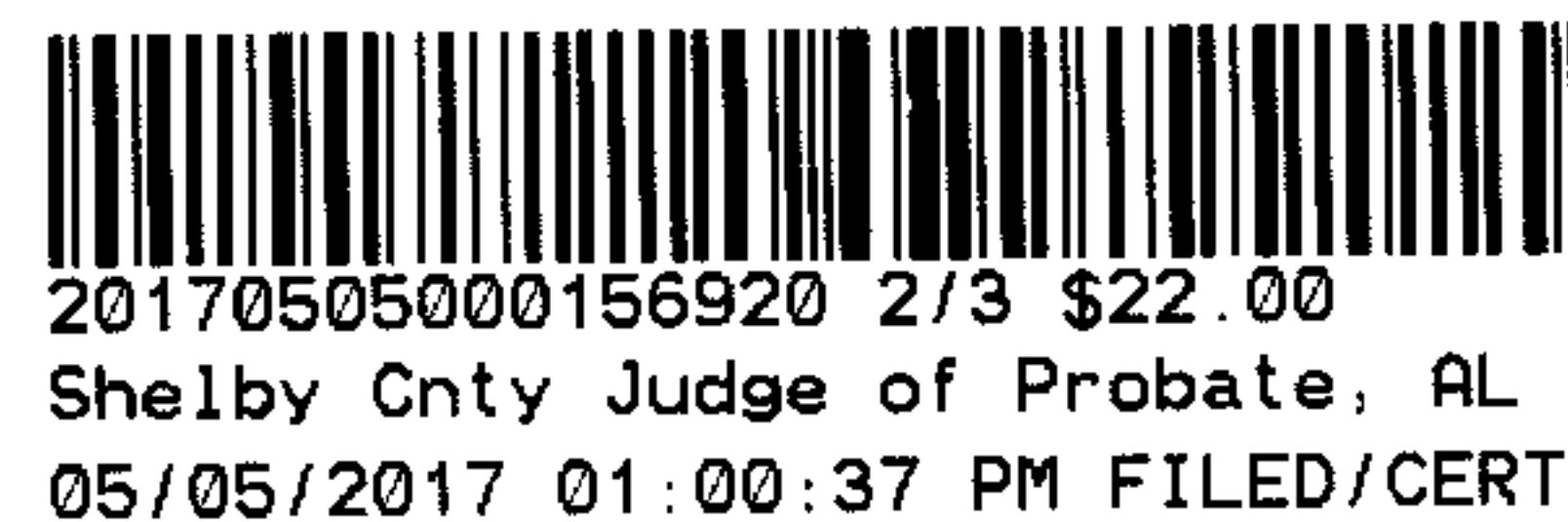
IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 2nd day of may, 2017.

PLANET HOME LENDING, LLC

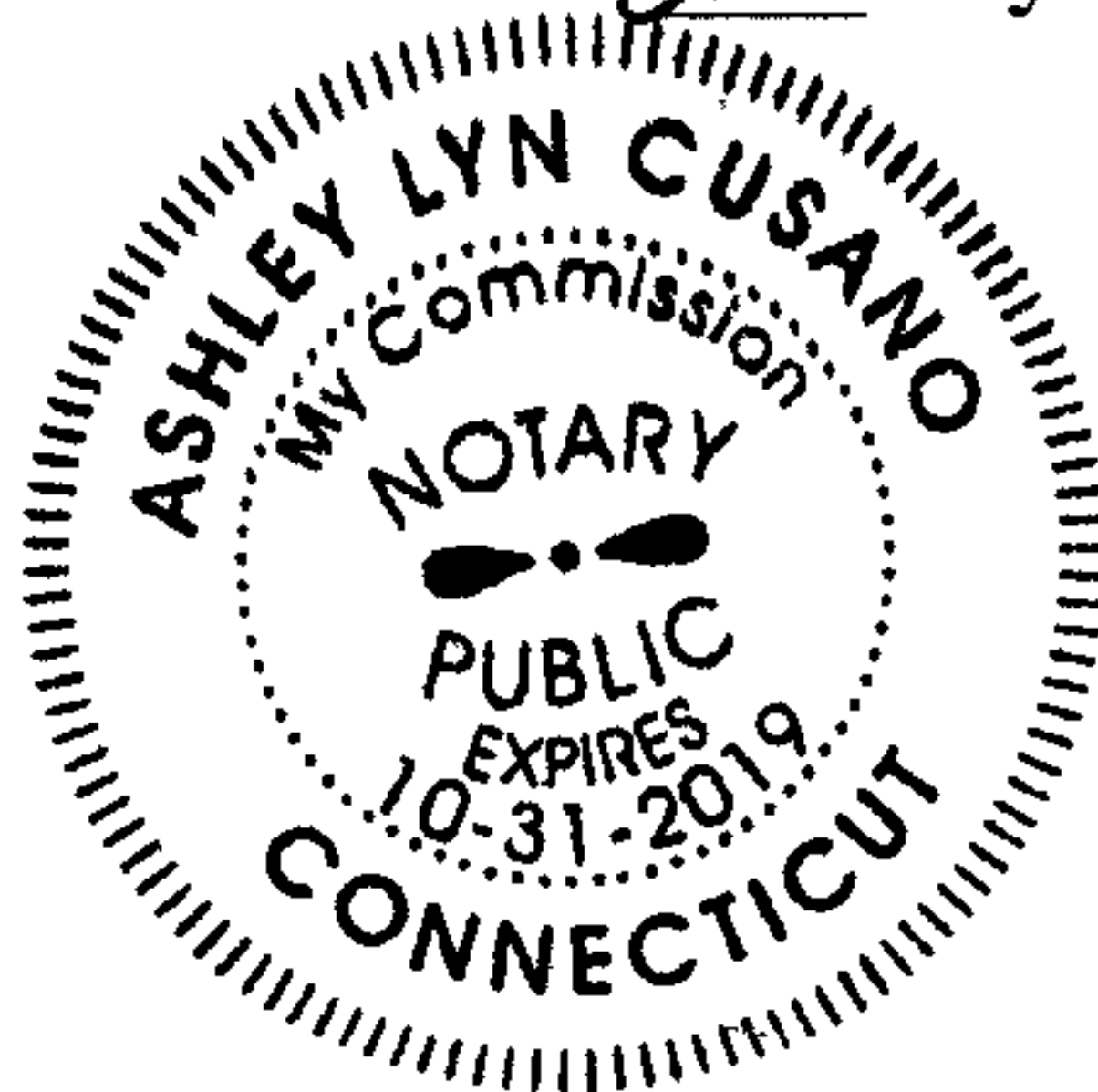
By: Thomas M. O'Connell  
Its: Sr. Vice President

STATE OF Connecticut )  
COUNTY OF New Haven )



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas M. O'Connell, whose name as Sr. Vice President of Planet Home Lending, LLC, 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, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 2nd day of may, 2017.



Ashley Lyn Cusano  
Notary Public

My Commission Expires: 10/31/19

THIS INSTRUMENT PREPARED BY:

Andy Saag  
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 Planet Home Lending, LLC  
c/o Planet Home Lending, LLC

Mailing Address 321 Research Parkway, Ste. 302  
Meriden, CT 06450

Property Address 2099 Village Ln  
Calera, AL 35040

Grantee's Name Secretary of Veterans Affairs

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Date of Sale 5/2/2017



20170505000156920 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/05/2017 01:00:37 PM FILED/CERT

Total Purchase Price \$110,106.00  
or  
Actual Value \$  
or  
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 Foreclosure Deed  
☐ 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

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 5/3/2017

☐ Unattested ☐ (verified by)

Print Ronda G. Stewart, title specialist  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one