

20170510000161980  
05/10/2017 08:11:25 AM  
DEEDS 1/3

INVESTOR NUMBER:

RoundPoint Mortgage Servicing Corporation CM #: 390788  
MORTGAGOR(S): JEANETTA P. PLEASANT AND GRAVITY F. PLEASANT

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, **RoundPoint Mortgage Servicing Corporation**, 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 145, according to the Survey of Kensington Place Phase II as  
recorded in Map Book 42, Page 117, 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.

\*390788\* \*SWD\* \*P

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 1st day of May, 2017.

ROUNDPOINT MORTGAGE SERVICING  
CORPORATION

By: Jahni Triano

Name: Jahni Triano

Its: Default Quality Assurance Supervisor

STATE OF North Carolina )

COUNTY OF Mecklenburg )

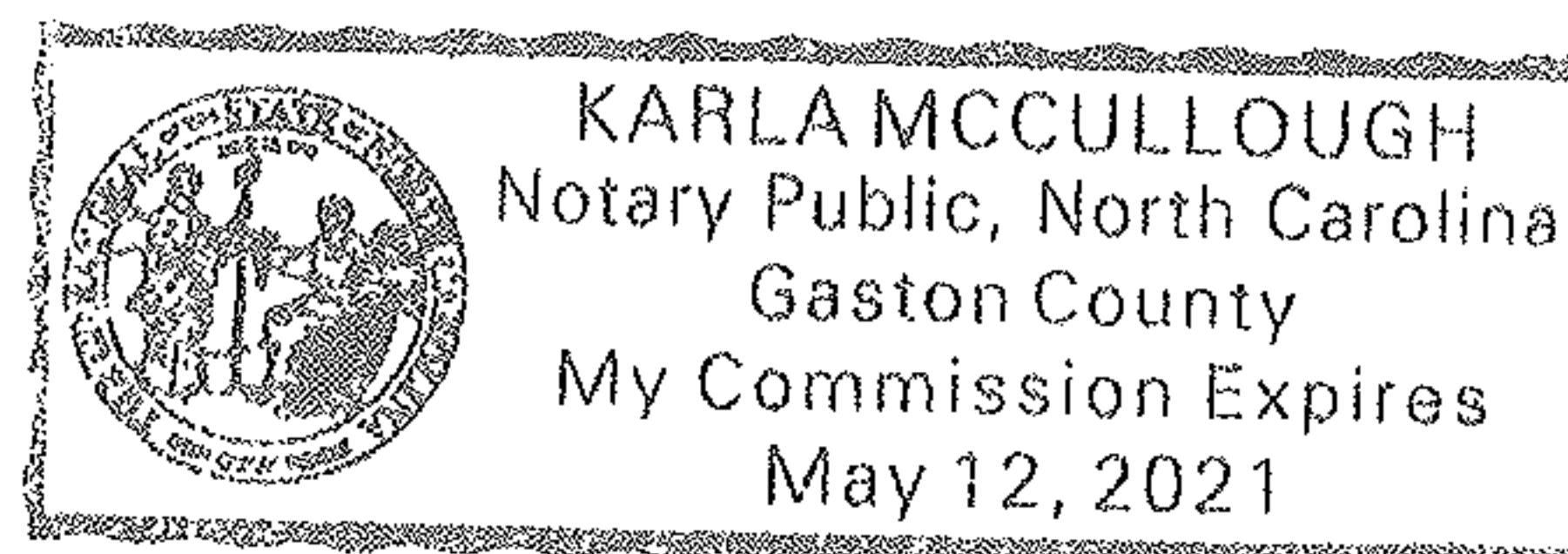
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jahni Triano, whose name as Default QA Supervisor of RoundPoint Mortgage Servicing Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 1st day of May, 2017.

Karla McCullough  
Notary Public

My Commission Expires: May 12, 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 RoundPoint Mortgage Servicing Corporation  
c/o RoundPoint Mortgage Servicing Corporation  
Mailing Address 5016 Parkway Plaza Blvd.  
Suite 200  
Charlotte, NC 28217  
Property Address 1332 Kensington Blvd  
Calera, AL 35040

Grantee's Name Secretary of Veterans Affairs  
Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007  
Date of Sale 5/1/2017

Total Purchase Price \$11,767.00  
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 ☐ 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 5/9/2017

☐ Unattested  
☐ (verified by)

Print Ronda G. Stewart title specialist

Sign Ronda G. Stewart  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/10/2017 08:11:25 AM  
\$22.00 CHERRY  
20170510000161980

*James W. Fuhrmeister*