

MORTGAGOR

WADE THOMPSON, JR. and RACHEL THOMPSON

VA #222260624066

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

Lot 13, according to Central Hills Subdivision, as shown by map recorded in Map Book 4, Page 44 in the Probate Office of Shelby County, Alabama.


And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20170412000123450 among the Probate Court records of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the aforegranted property together with all and singular the

(1)

  
20170519000175390 1/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
05/19/2017 11:17:51 AM FILED/CERT

improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Grantee herein; and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its seal affixed this 12 day of May, 2017.

SOUTHWEST STAGE FUNDING, LLC dba  
CASCADE FINANCIAL SERVICES

BY:

As Its

George Dover  
CEO

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that George Dover, whose name as CEO of SOUTHWEST STAGE FUNDING, LLC dba CASCADE FINANCIAL SERVICES, 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 said conveyance, he/ she, as such officer and with full authority, executed the same voluntarily for and as the act of said National Association.

Given under my hand and seal this 12 day of May, 2017.

Christina Lynn Luton  
NOTARY PUBLIC

My commission expires: July 21, 2019


[AFFIX SEAL]



This instrument prepared by:  
GOODMAN G. LEDYARD  
Pierce Ledyard, P.C.  
P.O. Box 161389  
Mobile, AL 36616  
(251) 338-1300

GRANTEE'S ADDRESS:  
Department of Veteran's Affairs  
Loan Guaranty Service  
3401 West End Avenue  
Suite 760W  
Nashville, TN 37203

(2)

  
20170519000175390 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/19/2017 11:17:51 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Southwest Stage Funding LLC  
Mailing Address Albela Cascade Financial Services  
3345 S. Val Vista Dr. #300  
Gilbert, AZ 85297

Grantee's Name Dept. of Veterans Affairs  
Mailing Address 3401 West End Ave.  
Ste. 760 W  
Nashville, TN 37203

Property Address 80 Oakland Ave.  
Wilsonville, AL  
35186

Date of Sale 4/5/17  
Total Purchase Price \$ 52,111.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20170519000175390 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/19/2017 11:17:51 AM FILED/CERT

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.

## 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 5/12/17

Print

Amy Barbour

Sign

(Signature)

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1