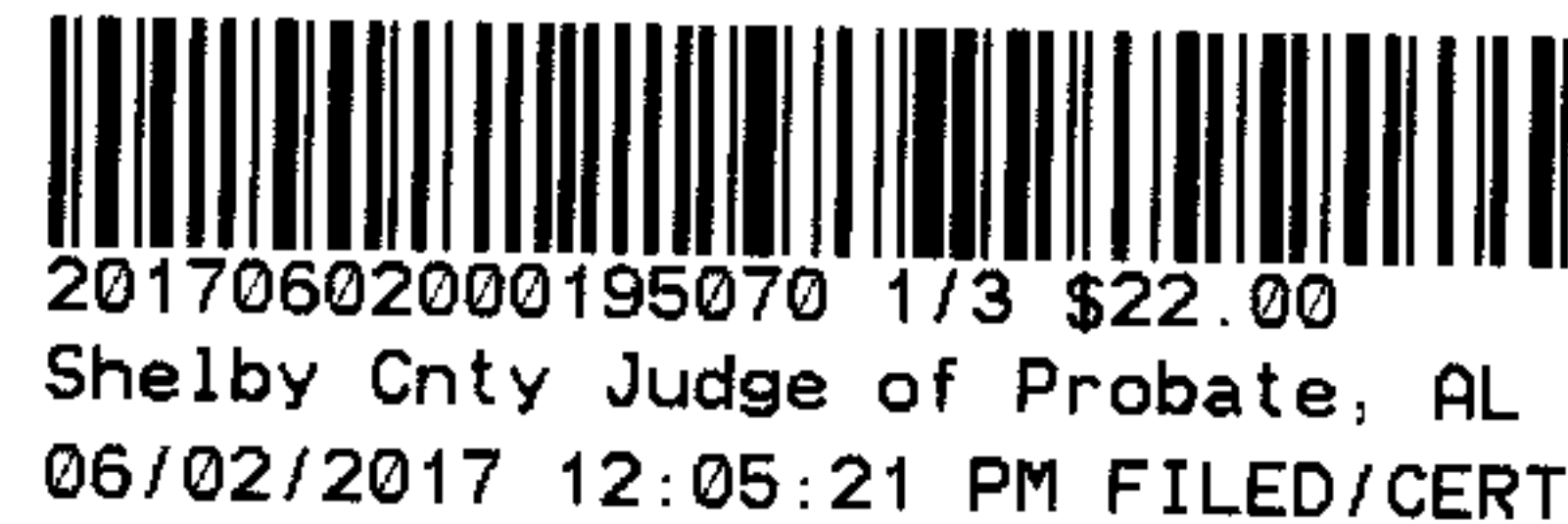


THE STATE OF ALABAMA)
)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

That **Trustmark National Bank**, whose principal place of business is located at 248 East Capitol Street, Jackson, Mississippi 39201, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) 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, formerly known as Administrator of Veterans Affairs**, whose address is Department of Veterans Affairs, 345 Perry Hill Road, Montgomery, Alabama 36109, hereinafter called Grantee, and his successors in such office, as such, and his/her or their assigns, the following-described property, situated in the County of Shelby, Alabama, to wit:

Lot 40, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, Shelby County, Alabama Records, situated in Shelby County, Alabama.

PROPERTY ADDRESS: 2424 Brook Run, Birmingham AL 35244

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 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 forever, Grantor hereby covenants with 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 encumbrance; 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 claiming the same by, through, or under Grantor.



20170602000195070 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/02/2017 12:05:21 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set its signature this 23 day
of May, 2017

[CORPORATE SEAL]

Trustmark National Bank

By:

April Bodry

Its: Vice President

STATE OF MISSISSIPPI
COUNTY RANKIN

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that April Bodry, whose name as Vice President of Trustmark National 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 this conveyance, he/she, as such Vice President and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of May, 2017.

[Notary Seal]

Wanda M. Smith

Notary Public

My Commission Expires: 5/31/19

This instrument prepared by:

Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South
Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee

Grantee's Address

Secretary of Veterans Affairs
Department of Veterans Affairs
345 Perry Hill Road
Montgomery, Alabama 36109

Grantor's Address

Trustmark National Bank
248 East Capitol Street
Jackson, Mississippi 39201



Real Estate Sales Validation Form

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

Grantor's Name Trustmark National Bank
Mailing Address P O Box 522
Jackson MS 39205

Grantee's Name VA REO – VA Title Dept
Mailing Address: 4100 International Pkwy Ste1000
Carrollton TX 75007


Property Address 2424 Brook Run
Birmingham AL 35244

Date of Sale 5-17-2017
Total Purchase Price \$ 247,947.50
or
Actual Value \$ _____
or
Actual 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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Special Warranty Deed

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


20170602000195070 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/02/2017 12:05:21 PM FILED/CERT

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).

Spina & Lavelle, P.C.

Date 05-17-2017

By: Paul Lavelle

Unattested

(verified by)

Sign: [Signature]

As Attorney for: Trustmark National Bank