

20170620000219220
06/20/2017 12:58:10 PM
DEEDS 1/4

Recording Requested By:

Shelton, Harrison, & Pinson, LLC
Reference Number 4000194874
Parcel Identification Number: 12-6-14-0-001-005-015

Mail Tax Statements to:

The Secretary of Veterans Affairs,
An Officer of the United State of America
3401 West End Ave, Suite 760W
Nashville, TN 37203

This Document Prepared By and Return To:

Nicholas P. Edwards, Esq.
Shelton, Harrison, & Pinson, LLC
701 Highlander Blvd., Ste. 270
Arlington, Texas 76015

Space above This Line for Recorder's Use

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 8 day of June, 2017, by and between **CARRINGTON MORTGAGE SERVICES, LLC**, whose address is 1600 South Douglass Rd, Suite 200-A; Anaheim, CA 92806, hereinafter called GRANTOR, and **THE SECRETARY OF VETERAN AFFAIRS, AN OFFICER OF THE UNITED STATES**, whose address is 3401 West End Ave, Suite 760W, Nashville, TN 37203, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, has and by these presents does hereby grant, bargain, sell, release, remiss and convey unto the GRANTEE, all that certain land, situated in **SHELBY** County, **AL** to-wit:

LOT 17 ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, THE HIGHLANDS AS RECORDED IN MAP BOOK 11, PAGE 25 A & B, SHELBY COUNTY, ALABAMA RECORDS.

Parcel Identification Number: 12-6-14-0-001-005-015
Property Address: 309 Kevin Way, Helena, AL 35022


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple forever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to and excepting restrictions, easements and rights of way as may appear of record and ad valorem taxes not yet payable.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

**CARRINGTON MORTGAGE
SERVICES, LLC**

By:  6/8/2017

Signor: Elizabeth A. Ostermann
Vice President, Carrington Mortgage Services, LLC

Its: _____

STATE OF: California
COUNTY OF: Orange

I, _____ (Name/Style of Officer) hereby certify that
_____, whose
names are signed to the foregoing conveyance, and who are personally known to me or have
provided a Driver's License as identification, acknowledged before me on this day that, being
informed of the contents of the conveyance, he/she/they executed the same voluntarily on the same
bears date.

Given under my hand this _____ day of _____, 2017.

Notary Public

See Attached

(Notary Seal)

Printed Name:
Commission Number:
My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On June 8, 2017, before me, Patricia Laura Goguen, Notary Public, personally appeared Elizabeth A. Ostermann, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Patricia Laura Goguen
(Seal)

Patricia Laura Goguen, Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWD
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Real Estate Sales Validation Form

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

Grantor's Name CARRINGTON MORTGAGE SERVICES, LLC
Mailing Address _____
1600 South Douglas Rd., Suite 200-A
Anaheim, CA 92806

Grantee's Name The Secretary of Veterans Affairs
Mailing Address _____
3401 West End Ave, Suite 760W
Nashville, TN 37203



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/20/2017 12:58:10 PM
\$25.00 CHERRY
20170620000219220

[Signature]

Property Address 309 Kevin Way
Helena, AL 35022

Date of Sale 06/08/2017

Total Purchase Price \$ _____

or

Actual Value \$ _____

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Assessor's Market Value \$ \$181,300

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 Shelby County, AL Property Tax Search - online
☐ 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

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 06/20/2017

Print Nicholas P. Edwards, Esq.

☐ Unattested _____
(verified by)

Sign *[Signature]* _____
(Grantor/Grantee/Owner/Agent) circle one