

INVESTOR NUMBER: 22-22-6-0677270

0080491152

Cenlar FSB CM #: 417935

MORTGAGOR(S): SHIRLEY B. PORTER AND LEWIS A. PORTER

20170928000352870

09/28/2017 08:26:34 AM

DEEDS 1/3

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, **Pingora Loan Servicing, 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 112, according to the Survey of State Coach Trace, Sector 1, as recorded in Map Book 25, Page 24 A, B and C, in the Probate Office of Shelby County, Alabama; being situated in 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.

417935 *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 14 day of September, 2017.

PINGORA LOAN SERVICING, LLC

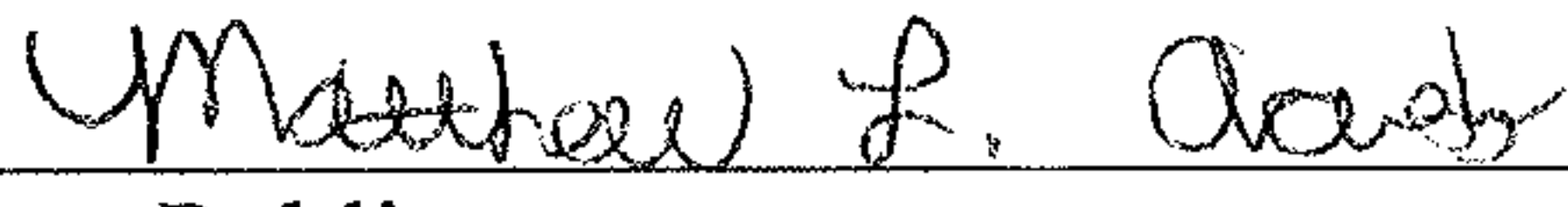
By: 
Its: VP & Asst. Secretary **Patricia Bracey**

STATE OF New Jersey)

COUNTY OF Mercer)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patricia Bracey whose name as VP & Asst. Secretary of Pingora Loan Servicing, 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 14 day of September, 2017.


Notary Public

My Commission Expires: 11-28-21

THIS INSTRUMENT PREPARED BY:

Rebecca Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

MATTHEW L. ACEVEDO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 28, 2021
ID# 2455853

Real Estate Sales Validation Form

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

Grantor's Name Pingora Loan Servicing, LLC
c/o Cenlar FSB

Grantee's Name Secretary of Veterans Affairs

Mailing Address Attn: FC Department
425 Phillips Blvd.
Ewing, NJ 08618

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 117 Sunset Trl
Alabaster, AL 35007

Date of Sale 9/14/2017

Total Purchase Price \$158,014.00

or

Actual Value \$

or

Assessor's Market Value \$

20170928000352870 09/28/2017 08:26:34 AM DEEDS 3/3

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.

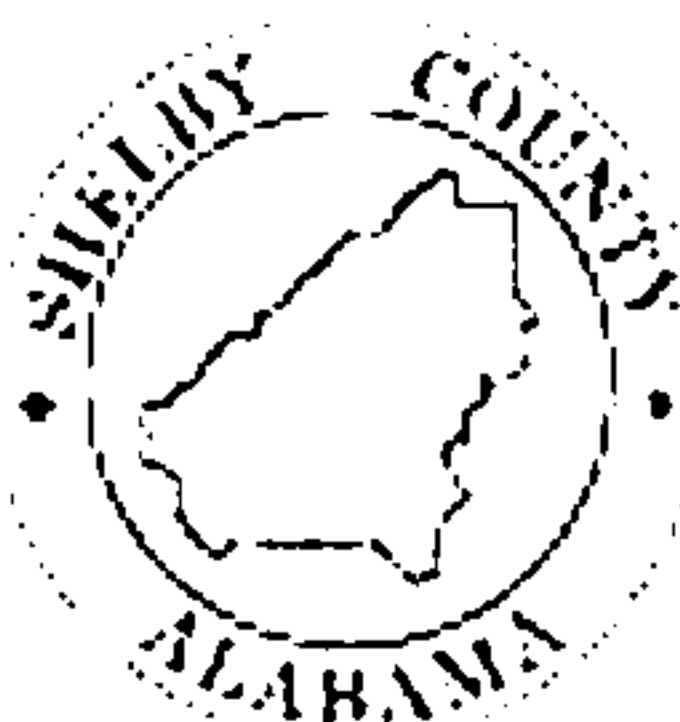
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/28/2017

Print Derick Hunt, title specialist

☐ Unattested
(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/28/2017 08:26:34 AM
\$22.00 CHERRY
20170928000352870

[Signature]