


Prepared by:  
Matthew W. Penhale, Esq.  
**MCCALLA RAYMER LEIBERT PIERCE, LLC**  
Two North Twentieth  
2 20th Street North, Suite 1000  
Birmingham, Alabama 35203  
File Number: 956017 / Jones

Send Property Tax Notice to:  
Secretary of Veterans Affairs, an  
Officer of the United States of  
America (Department of  
Veterans Affairs, VA Regional  
Loan Center, P.O. Box 1437, St.  
Petersburg, FL 33731)

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

  
20180124000022920 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/24/2018 07:49:59 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **CIS Financial Services, Inc., DBA CIS Home Loans**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Veterans Affairs, an Officer of the United States of America** (Department of Veteran Affairs c/o Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

**LOT 15, ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, 1ST  
ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 67, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.**

**Parcel ID: 36-2-03-3-003-015-000**

**Commonly known as 161 Buckingham Circle, Montevallo, AL 35115**

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY  
VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN  
FORECLOSURE DEED DATED November 6, 2017 RECORDED IN INSTRUMENT NO.  
20171109000406920, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA.**

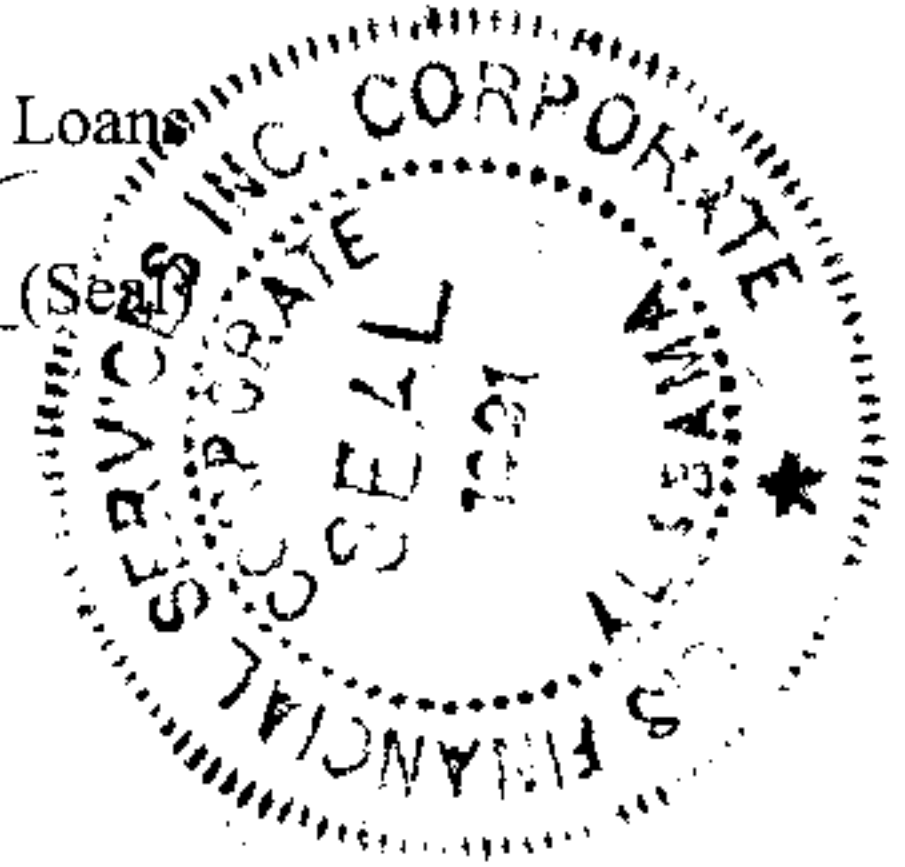
IN WITNESS WHEREOF, CIS Financial Services, Inc. (Grantor), by Lorna L. Cayson, its asst vice president who is authorized to execute this conveyance, has hereto set its signature and seal, on this 17<sup>th</sup> day of January, 2017.

CIS Financial Services, Inc., DBA CIS Home Loans

By: [Signature]

Name: Lorna L. Cayson

Title: ASST. VP



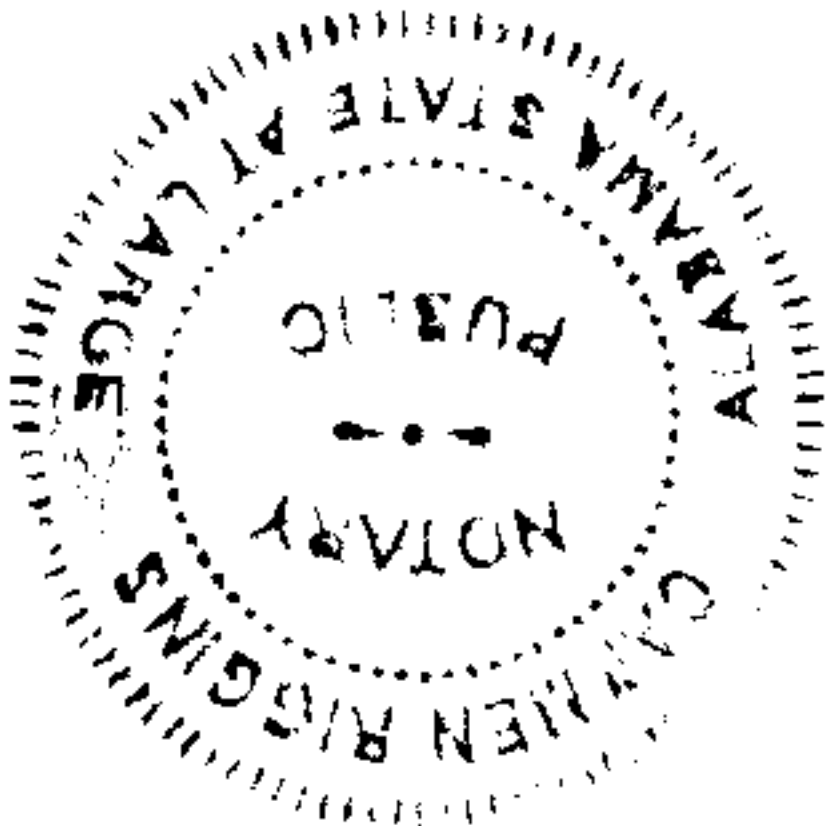
THE STATE OF Alabama  
COUNTY OF Marion

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Lorna L. Cayson who is assistant vice president of CIS Financial Services, Inc. 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 as such officer with full authority, executed same voluntarily for and as the act of \_\_\_\_\_.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 17<sup>th</sup> day of January, 2017.

Carmen Riggin  
NOTARY PUBLIC

My Commission expires: 12/4/19



20180124000022920 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/24/2018 07:49:59 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	CIS Financial Services, Inc., DBA CIS Home Loans	Grantee's Name	Secretary of Veterans Affairs, an Officer of the United States of America (Department of Veterans Affairs)
Mailing Address	P.O. Box 1906 Hamilton, AL 35570	Mailing Address	P.O. Box 1437, St. Petersburg, FL 33731
Property Address	161 Buckingham Circle Montevallo, AL 35115	Date of Sale	October 30, 2017
		Total Purchase price	\$84,050.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 1/17/18

Print

Lama L. Cayson

Unattested

Carmen Higgins  
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**