

20180313000081730 1/3 \$134.50
Shelby Cnty Judge of Probate: AL
03/13/2018 02:47:20 PM FILED/CERT

After recording please return to:
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216

This instrument prepared by:
Helen Ball
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216

Shelby County, AL 03/13/2018
State of Alabama
Deed Tax: \$110.50

Send tax notice to:
James C. Hopkins
433 Daventry Cir
Calera, AL 35040

[Space above this line for recording data]

STATE OF ALABAMA
COUNTY OF SHELBY

DEED OF REDEMPTION

KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS, on August 19, 2004, James C. Hopkins and Grace H. Hopkins, Joint Tenants, Husband and Wife, executed a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Hamilton Mortgage Corporation, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20040820000467270; and

WHEREAS, default was made by the said mortgagors in the payment of the indebtedness secured by said mortgage, and on November 6, 2017 the said mortgage was duly foreclosed in accordance with the terms and provisions provided for therein; the Foreclosure Deed was recorded on November 6, 2017 in the Office of the Judge of Probate of SHELBY County, Alabama in Instrument # 20171117000416310 and Corrective Foreclosure Deed recorded at Instrument #20171227000460060, which said foreclosure deed reveals that Nationstar Mortgage LLC d/b/a Mr. Cooper purchased all of the real property described in said mortgage at said foreclosure sale; and

WHEREAS, on December 28, 2017, Nationstar Mortgage LLC d/b/a Mr. Cooper conveyed all of its interest to Secretary of Veterans Affairs, an Officer of the United States of America via Special Warranty Deed recorded December 28, 2017 in Instrument # 20171228000461210; and

WHEREAS, in accordance with the Statutes of Alabama, James C. Hopkins has exercised his right of redemption from the said foreclosure sale and has paid to Secretary of Veterans Affairs, an Officer of the United States of America the balance due on the said mortgage debt, and all lawful charges in connection therewith, and has/have requested that Secretary of Veterans Affairs, an Officer of the United States of America execute and deliver to him/her/them a Deed of Redemption covering the property described in said mortgage;

NOW, THEREFORE, in consideration of the premises and of the payment to Secretary of Veterans Affairs, an Officer of the United States of America of the balance due on the said debt and all lawful charges in connection therewith, the receipt whereof is hereby acknowledged, the said Secretary of Veterans Affairs, an Officer of the United States of America does by these presents grant, bargain, sell and convey unto James C. Hopkins all of the right, title and interest acquired by the said Secretary of Veterans Affairs, an Officer of the United States of America under and by virtue of the foreclosure of the mortgage, as referred to hereinabove, in and to the following described property, situated in Shelby County, Alabama:

Lot 121, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said James C. Hopkins, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Secretary of Veterans Affairs, an Officer of the United States of America by Jacob Bass, its AUP, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2nd day of March, 2018.

Secretary of Veterans Affairs, an Officer of the United States of America

By: Jacob Bass
Jacob Bass

Its: Asst. Vice President

STATE OF Texas
COUNTY OF Denton

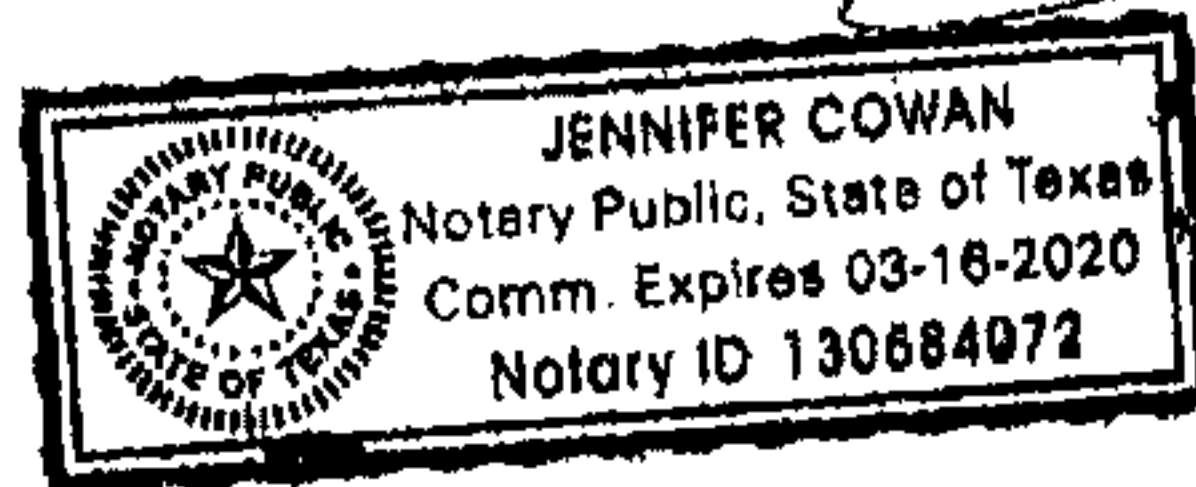
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jacob Bass, whose name as Jacob Bass, respectively, of Secretary of Veterans Affairs, an Officer of the United States of America, are signed to the foregoing conveyance, and who is known to me, acknowledged 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 association, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 2nd day of March, 2018.

MY COMMISSION EXPIRES: 3-16-2020

Notary Public

17-013947



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Real Estate Sales Validation Form

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

Grantor's Name Secretary of Veterans Affairs Grantee's Name James C. Hopkins
Mailing Address Dept of Veterans Affairs Mailing Address 433 Davenport Cir
Loan Guaranty Services Calera, AL 35040
3401 West End Ave, Suite 760w
Nashville, TN 37203
Property Address 433 Davenport Cir Date of Sale November 6, 2017
Calera, AL 35040 Total Purchase Price \$ 110,081.53
or
Actual Value \$
or
Assessor's 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 ☐ Appraisal
☐ Sales Contract ☒ Other Notice of Sale
☐ 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 3/13/18

Print Sarah Carey

Unattested

Sign Sarah Carey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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