

INVESTOR NUMBER: 222260636837

20180601000193410  
06/01/2018 02:15:32 PM  
DEEDS 1/3

Freedom Mortgage Corporation CM #: 424935

MORTGAGORS: Jared Lee Pierce and Angela Leslie Ann Panizzi Pierce, husband and wife

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, **Freedom Mortgage Corporation**, 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 1, Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama. Together with the right of ingress and egress granted in that certain grant of temporary access easement recorded in Instrument 20061227000626720, in said Probate Office.

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.

\*424935\* \*SWD\* \*Y

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 9 day of May, 2018.

FREEDOM MORTGAGE CORPORATION

By: [Signature]

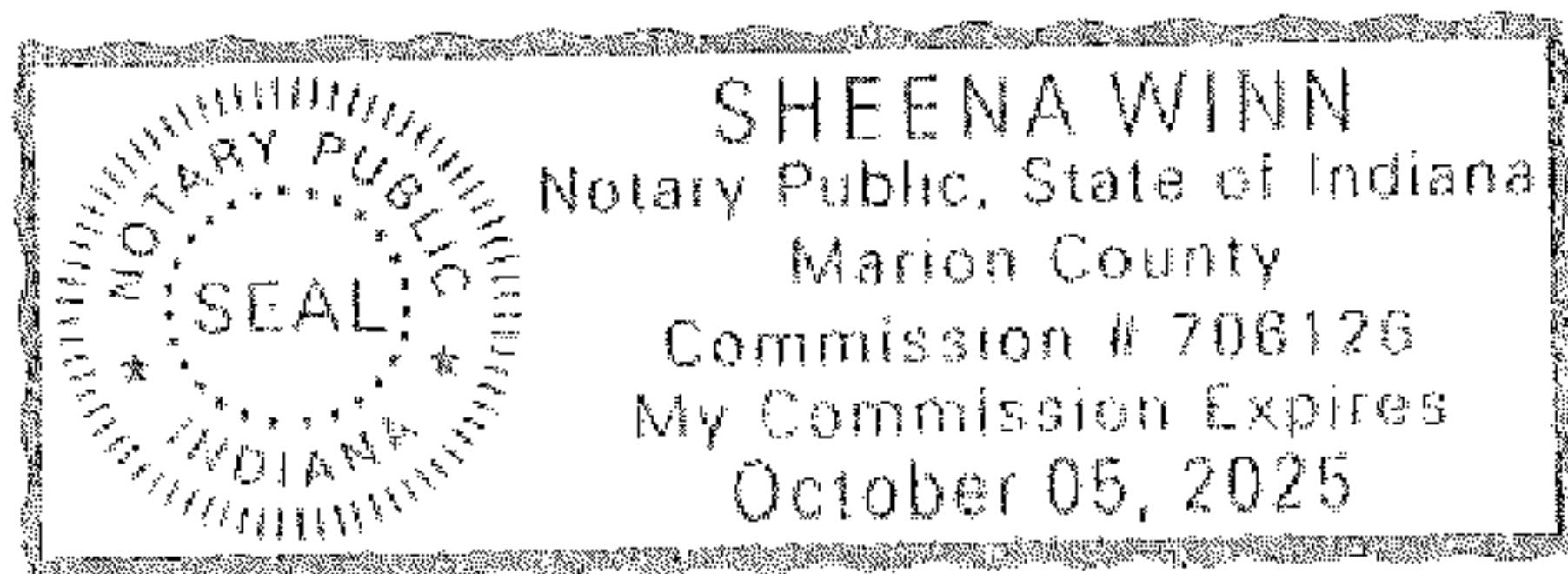
Its: FEL Specialist III  
Eric D. Tracy

STATE OF Indiana )

COUNTY OF Hamilton )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Eric D. Tracy, whose name as FEL Specialist III of Freedom Mortgage Corporation, 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 9 day of May, 2018.



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

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

# Real Estate Sales Validation Form

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

Grantor's Name Freedom Mortgage Corporation  
c/o Freedom Mortgage  
Corporation

Mailing Address 10500 Kincaid Drive, Suite 300  
Fishers, IN 46037

Property Address 2000 Kensington Ct  
Calera, AL 35040

Grantee's Name Secretary of Veterans Affairs

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Date of Sale May 9, 2018

Total Purchase Price \$146,247.00

or

**20180601000193410 06/01/2018 02:15:32 PM DEEDS 3/3**

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 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 5/31/2018

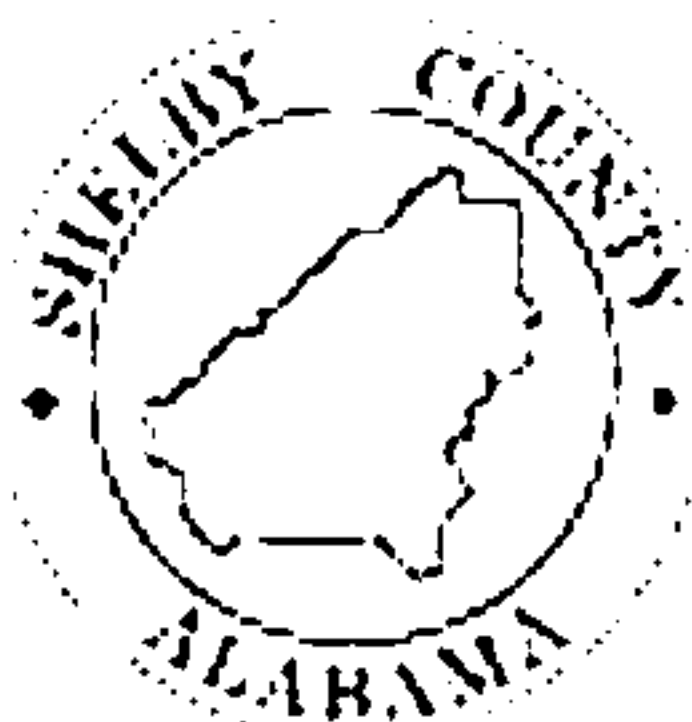
Print Tiffany Sides, title specialist

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2018 02:15:32 PM  
\$22.00 CHERRY  
20180601000193410

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official stamp.