

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: 943818 / Moore

Send Property Tax Notice to:  
Secretary of Veterans Affairs, an  
Officer of the United States  
(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**

**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, **Franklin American Mortgage Company**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Veterans Affairs, an Officer of the United States** (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 224, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, page 131, in the Probate Office of Shelby County, Alabama.**

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 August 3, 2018, RECORDED IN INSTRUMENT NO.20180808000282270, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

IN WITNESS WHEREOF, State Farm Bank FSD (Grantor), by Francine Bryant, its Second Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 31 day of August, 2018.

Franklin American Mortgage Company

By: \_\_\_\_\_ (Seal)

Name: Francine Bryant

Title: Second Vice President

Corporate Resolution  
Attached as Exhibit A

THE STATE OF New Jersey  
COUNTY OF Mercer

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Francine Bryant who is Second Vice President of \_\_\_\_\_ 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 31 day of August, 2018.

Regina E. Evaslin  
NOTARY PUBLIC

My Commission expires: 8/10/22

REGINA E. EVASLIN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 10, 2022  
ID# 50065694

**CERTIFICATE OF RESOLUTION**

The undersigned hereby certifies that he/she is the duly elected Secretary/CFO of Franklin American Mortgage Company, a corporation of the State of Tennessee (the "Company"), and further certifies that the following are true copies of resolutions duly adopted by the governing body of the Company effective as of the Effective Date of Resolution set forth below, that remain in full force and effect and do not conflict with the governing documents of Company.

BE IT RESOLVED that those employees of Cenlar FSB ("Cenlar") listed below (the "Document Executing Officers") are hereby authorized in furtherance of a certain Subservicing Agreement between Cenlar and the Company dated as of May 8, 2009, as amended (the "Subservicing Agreement"):

- a. to execute and (where required by law or custom) to attest, acknowledge and record:
  1. requests for delivery of custodial mortgage loan documents, reconveyances, substitutions of trustees, discharges releases and satisfactions of deeds of trust, trust deeds, mortgage and security deeds (each a "Security Instrument");
  2. notes, or other debt instruments upon payment in full;
  3. partial releases of collateral encumbered by any Security Instrument,
  4. modifications and/or extensions of so-called "balloon reset" mortgages
  5. modifications of notes and Security Instruments upon the prior written approval of the Company;
  6. substitutions of trustees, pleadings, notices, deeds and other instruments necessary to institute, continue or complete foreclosure of loans;
  7. all documents, including all deeds and conveyances necessary to effect the sale and/or liquidation of a mortgaged property;
  8. any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of a property acquired by Company or an investor by foreclosure or other process, including but not limited to, grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
  9. any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a loan;
  10. all necessary documents to file claims with insurers on behalf of Company with respect to the mortgage loans or other assets;
  11. the power to indorse instruments required to effectuate mortgage loan payments, refunds or disbursement of insurance or other miscellaneous proceeds, such as checks evidencing such payments, refunds or proceeds; and
  12. with the prior written approval of Company any and all other related instruments and documents;
- b. to negotiate and execute mortgage loan modification agreements;
- c. to declare defaults with respect to a mortgage loan or other asset;
- d. to give notices of intention to accelerate and of acceleration and any other notices as reasonably necessary or appropriate;

Exhibit A



- e. to post all notices as required by law and the loan documents, including the debt instrument and the instruments securing a loan in order to foreclose or otherwise enforce the Security Instruments;
- f. pursue appropriate legal action and conduct the foreclosure or other form of sale and/or liquidation, issue bidding instructions with respect to such sale;
- g. to conduct eviction or similar dispossession proceedings;
- h. to take possession of collateral on behalf of Company or an investor;
- i. to file suit and prosecute legal actions against all parties liable for amounts due under a loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of an asset;
- j. to assign, convey, accept, or otherwise transfer the interest in any asset on behalf of Company;
- k. to take such other actions and exercise such rights which may be taken by Company on behalf of investors or custodians with respect to any mortgage loan or other asset, including but not limited to, realization upon all or any part of a loan or any collateral therefor or guaranty thereof; and
- l. to take any such actions and execute such documents as may be necessary to fulfill Cenlar's obligations to investors and Owner/Servicer under the Subservicing Agreement.

This authorization shall last the length of time as the Document Executing Officers individually are employed at Cenlar. The authorization is at the convenience and pleasure of Company and is revocable upon notice. Further, the authority of the aforesaid individuals is specifically and strictly limited to the purpose stated above. If not revoked sooner, such officer status shall terminate upon the transfer or termination of an individual from a position requiring these services;

BE IT FURTHER RESOLVED that the Document Executing Officers appointed shall be titled as Assistant Secretary, Vice President-Documents Execution, Second Vice President, Vice President or above, for the purpose of enacting the above; and

BE IT FURTHER RESOLVED that the Document Executing Officers authorized hereby are:

Lorraine Austin  
Jeanne Bader  
Teresa Baker  
Venicia Basinger  
Kellie Beasley  
David Bench  
Michael Blair  
Carl Blum  
Patricia Bracey  
Danielle Bracy

Nancy Irwin  
Felice Jones  
John Kadimik  
Eric Kramp  
Mark Kelbaugh  
Molly Kelly  
Marlene Klein  
Steven Kravitz  
William Long  
Donna J. Lynch

Jessica Bradbury	Judy MacLaughlin
Robin Brodsky	Maria Matera
* Francine Bryant	Judith Matias
Teresa Burke	Carolyn McCauley
Jennifer Caulkins	Diane McCormick
Leia Casey	Kerene McFarlane
Cecilia Collins	Zamorra McGee
Diane Constantine	James McNicholas
Patrick Coon	David J. Miller Jr.
Jonathan Counts	Gina Miner
Lauren Cromer	Janet Morrison
Joseph Cyrus	Wilma Myiow
Kathleen D'Amore	Jack Plasket
Mathieu Davila	Angela Pulli
Kimberly DiLeo	Hallie Roberts
Jennifer Dobron	Athena Santos
Marianne Doroba	James Scott
James Dunmeyer	Melissa Siegel
Christine Emig	Gregory Simpson
Luz Fontanez	Jeffrey Stanley
Christine Ford	Mary Ann Sullivan
Rory Frie	Zahira Sweet
Krystal Gaines	Cynthia Thomas
Meredith Gillespie	Melissa Visinki
Kim Hagen	Jason Webb
Monique Hagins	Robert Weis
Bryan Harnett	Andrea Wiley
Edward Hirsh	Shamika Winters
Joette Iris	

Effective Date of Resolution: May 24, 2018.

By:   
Scott Tansil, Secretary/CFO

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Franklin American Mortgage Company	Grantee's Name	Secretary of Veterans Affairs, an Officer of the United States
Mailing Address	Attn: FC Department 425 Phillips Boulevard Ewing, NJ 08618	Mailing Address	Department of Veterans Affairs, VA Regional Loan Center, P.O. Box 1437, St. Petersburg, FL 33731
Property Address	241 Addison Drive Calera, AL 35040	Date of Sale	July 2, 2018
		Total Purchase price	131,118.00
		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

8-31-18

Print

Francine Bryant

Second Vice President

☒ Unattested

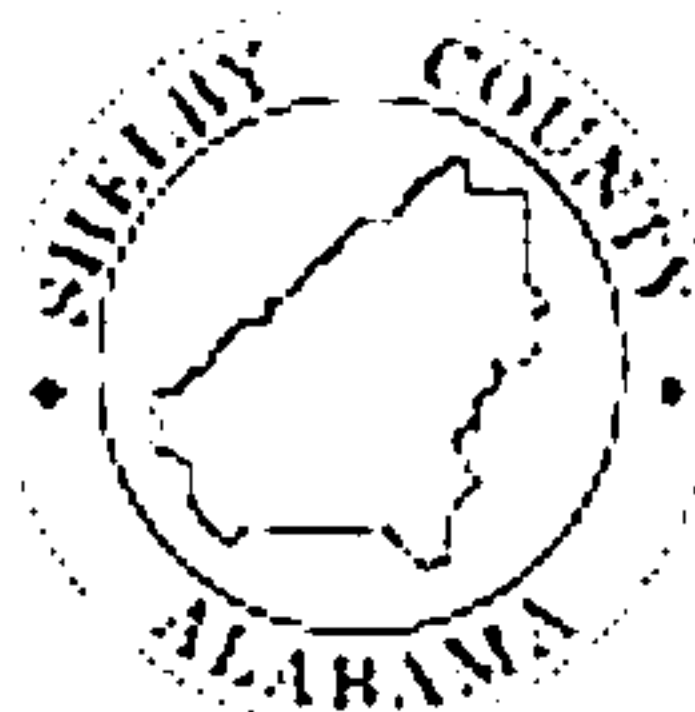
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 94381



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/14/2018 12:05:45 PM  
\$31.00 JESSICA  
20180914000330840

Allen S. Bayl