

20181119000406990
11/19/2018 09:22:16 AM
DEEDS 1/3

INVESTOR NUMBER: 22-2260663465

Quicken Loans Inc. CM #: 425287

MORTGAGOR(S): Chad C. Franks, an unmarried man

Grantee's Address:

Department 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, **Quicken Loans Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at Department of Veterans Affairs, Loan Guaranty Service, 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 43, according to the Map of Ironwood, as recorded in Map Book
32, Page 88, in the Probate Office of 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.

425287 *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 6 day of November, 2018.

QUICKEN LOANS INC.

By: 

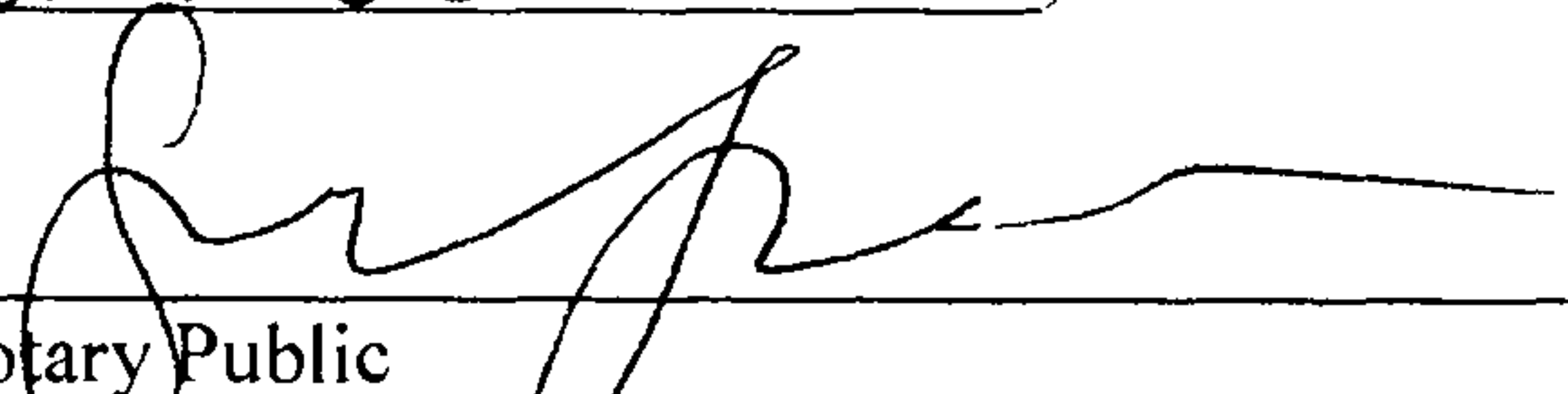
Its: Samantha Miller
Loss Mitigation Officer

STATE OF Michigan)

COUNTY OF Wayne)

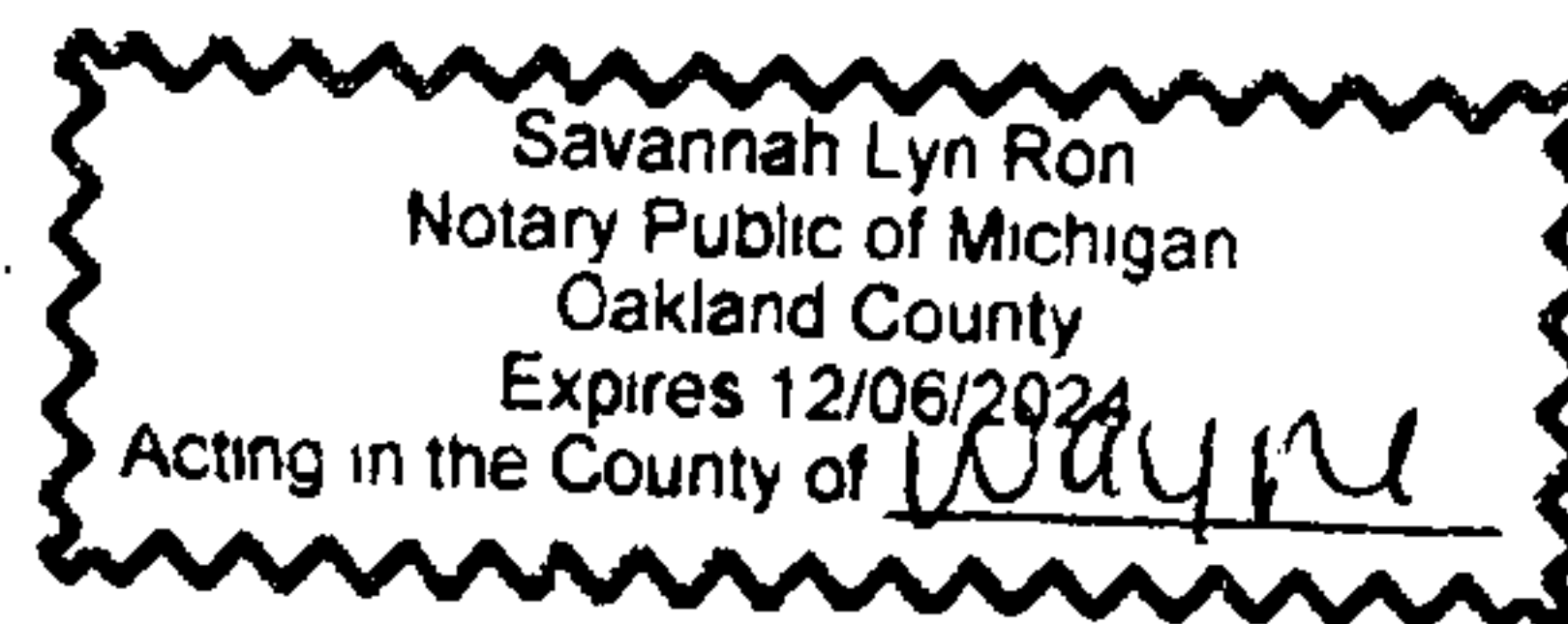
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Samantha Miller, whose name as loss mitigation officer of Quicken Loans Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/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 6 day of November, 2018.


Notary Public

My Commission Expires: 12-6-24

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 Quicken Loans Inc.
c/o Quicken Loans Inc.Grantee's Name Secretary of Veterans AffairsMailing Address 635 Woodward Avenue
Detroit, MI 48226Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007Property Address 217 Ironwood Cir
Alabaster, AL 35007Date of Sale November 6, 2018Total Purchase Price \$105,063.00

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 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 11/13/2018Print Tiffany Sides, title specialist☐ Unattested
(verified by)Sign *Tiffany Sides*

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2018 09:22:16 AM
\$22.00 CHARITY
20181119000406990*Allen S. Bayl*