

FILE NO.: HBF-18-04483

20190102000000750

01/02/2019 12:33:08 PM

DEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

STATE OF Georgia
COUNTY OF Colb

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: **HomeBridge Financial Services, Inc.**, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**, an officer of the United States of America, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

LOT 117, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6A AND 6B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof. The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

FILE NO.: HBF-18-04483

TO HAVE AND TO HOLD the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its corporate seal affixed this the 27 day of December, 2018

HomeBridge Financial Services, Inc.

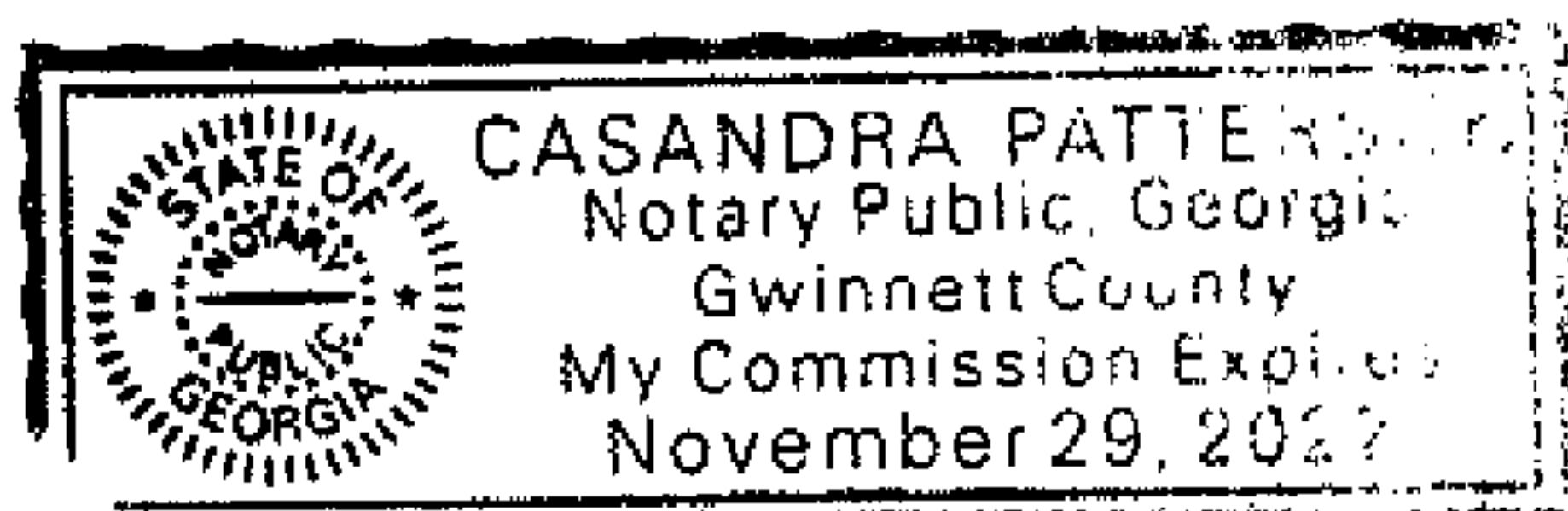
By: Kellie Rohling
Printed Name: Kellie Rohling
Its: Vice President

STATE OF GEORGIA
COUNTY OF COBB

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Kellie Rohling whose name as Vice President of HomeBridge Financial Services, Inc. has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said HomeBridge Financial Services, Inc..

Given Under My Hand and Official Seal this 27 Day of December, 2018

Casandra Patterson
Notary Public
My Commission Expires:
11-29-2022
(Notary Seal)



Real Estate Sales Validation Form

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

Grantor's Name HomeBridge Financial Services, Inc.
 Mailing Address 112 TownPark Drive, Suite 300
Kennesaw, GA 30144

Grantee's Name Secretary of Veterans Affairs
 Mailing Address 3401 West End Ave., Suite 760W
Nashville, TN 37203

Property Address 152 GREENWOOD CIR, CALERA, AL 35040

Date of Sale 10/19/2018

Total Purchase Price \$ 142,885.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other MORTGAGE FORECLOSURE DEED

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 12/31/2018

Print Heather L. Sanford

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/02/2019 12:33:08 PM
 \$22.00 CHERRY
 20190102000000750

(verified by)

Allen S. Bayl

Form RT-1