

20190212000044750
02/12/2019 11:49:36 AM
DEEDS 1/3

INVESTOR NUMBER: 22-22-6-0651451

Freedom Mortgage Corporation CM #: 432259

MORTGAGOR(S): Frederick M. McMaster and Bonnie W. McMaster, husband and wife

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, **Freedom Mortgage Corporation**, 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 2, according to the Survey of The Willows at Calera, as recorded in Map Book 26, Page 85, 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.



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 4 day of February, 2019.

FREEDOM MORTGAGE CORPORATION

By: Dana Verrett

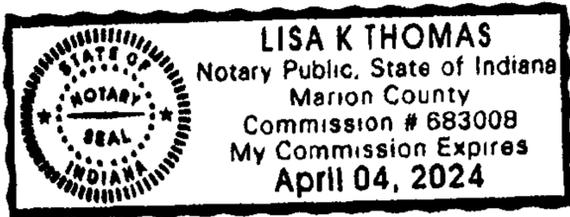
Its: FCL Specialist

STATE OF Indiana)

COUNTY OF Hamilton)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dana Verrett, whose name as FCL Specialist 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 4th day of February, 2019.



Lisa K Thomas
Notary Public Lisa K Thomas

My Commission Expires: 4/4/2024

THIS INSTRUMENT PREPARED BY:
Samantha Sandefur
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

Grantee's Name Secretary of Veterans Affairs

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

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 2028 15th Street
Calera, AL 35040

Date of Sale February 4, 2019

Total Purchase Price \$90,774.00
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 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.

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 2/7/2019

Print 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
02/12/2019 11:49:36 AM
\$22.00 CHARITY
20190212000044750

Allen S. Bayl