

**20190305000069540**  
**03/05/2019 11:27:28 AM**  
**DEEDS 1/3**

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: 919818 / Palmer

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, **Ditech Financial LLC**, (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:

**Lots 20, 21, 22, 23, 24, 25 and 26, according to map of Wooley Heights, as recorded in Deed Book 77, Page 443, in the Probate of Shelby County, Alabama.**

**ALSO, a lot described as follows: Begin at the Southeast corner of said Lot 21; thence in a Northeasterly direction along the Southeast boundary of said Lots 20 thru 26 for 150.00 feet to the Northeast corner of said Lot 26; thence in a Southeasterly direction in a straight line (which would be a continuation of the North line of said Lot 26 for 50.00 feet); thence in a Southwesterly direction along a line parallel to said Southeast boundary for Lots 20 to 26 for 125.00 feet; thence in a Westerly direction for 55.90 feet to the point of beginning.**

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 NOVEMBER 30, 2018, RECORDED IN INSTRUMENT NO. 20181206000426790, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

IN WITNESS WHEREOF, Ditech Financial LLC (Grantor), by Kenneth Dewayne Cast Jr., its Document Execution Representative, who is authorized to execute this conveyance, has hereto set its signature, on this 25<sup>th</sup> day of February, 2019.

Ditech Financial LLC

By: *Kenneth Dewayne Cast Jr.* 2-25-19

Name: Kenneth Dewayne Cast Jr.

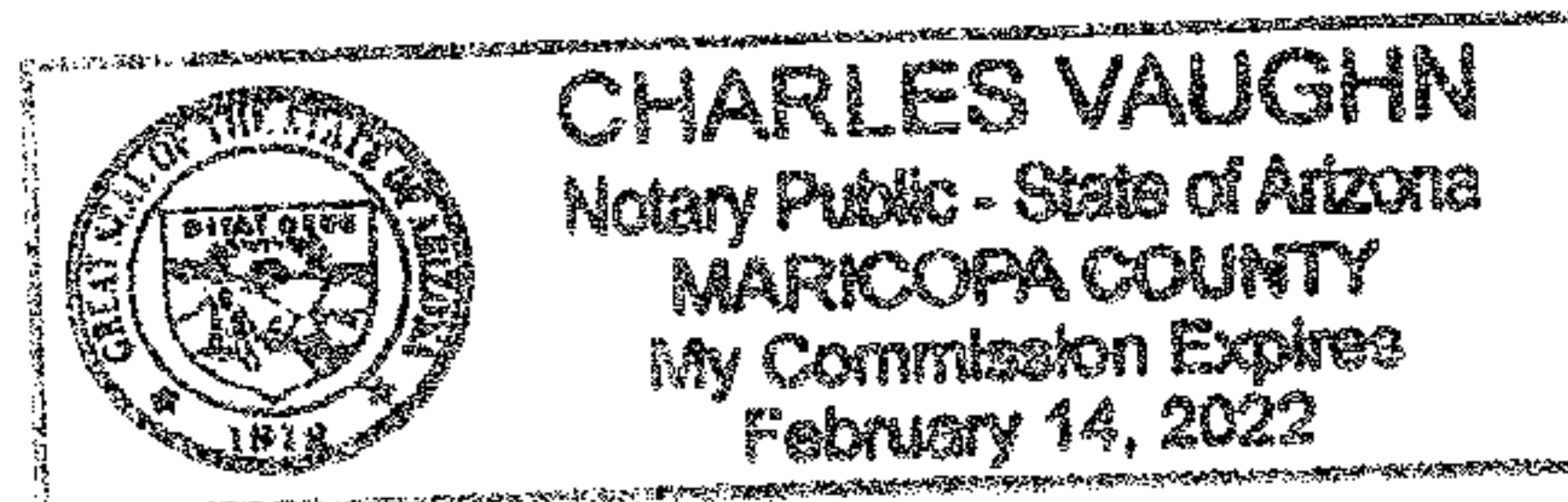
Title: Document Execution Representative

STATE OF ARIZONA  
COUNTY OF MARICOPA

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Kenneth Dewayne Cast Jr., who is Document Execution Representative of **Ditech Financial LLC** is signed to the foregoing conveyance, and who is known to me.

*Charles Vaughn*  
NOTARY PUBLIC

My Commission expires: 02/14/2022



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

Grantor's Name	Ditech Financial LLC	Grantee's Name	Secretary of Veterans Affairs, an Officer of the United States
Mailing Address	2100 E. Elliot Road, Bldg 94 MS T325 Tempe, AZ 85284	Mailing Address	Department of Veterans Affairs, Loan Guaranty Service 3401 West End Avenue, Suite 760W Nashville, TN 37203
Property Address	1476 King St Montevallo, AL 35115	Date of Sale	November 26, 2018
		Total Purchase price	\$132,799.00
		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.

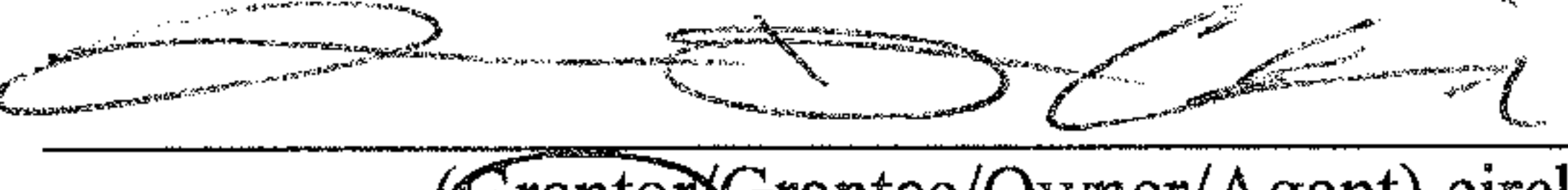
Date of Sale - the date on which interest to the property was conveyed.

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	_____	Print	Ditech Financial LLC Kenneth Dewayne Cast Jr. Document Execution Representative
Unattested	_____	Sign	 2-25-19
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

File No.: 919818



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/05/2019 11:27:28 AM  
\$22.00 CHERRY  
20190305000069540

