

20190315000083480
03/15/2019 11:34:16 AM
DEEDS 1/3

INVESTOR NUMBER: 222260693556

Freedom Mortgage Corporation CM #: 445687
MORTGAGOR(S): Thomas R. Bradley, Jr. married, and joined by spouse Amee B. Bradley

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:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 4 West Shelby County, Alabama; thence Northerly along the East line of said 1/4-1/4 664.60 feet to a point; thence 92 degrees, 05 minutes, 30 seconds to the left 505.42 feet to the Point of Beginning of the property being described; thence continue along last described course 136.30 feet to a point; thence 87 degrees, 58 minutes, 30 seconds to the left 101.50 feet to a point on the North right of way line of Shelby County Highway Number 13, thence 124 degrees, 21 minutes, 30 seconds to the left and Northeasterly along said right of way 189.23 feet to the Point of Beginning, said property being situated in the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 4 West.

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.

445687 *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 12 day of March, 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 12th day of March, 2019.



Lisa K Thomas
Notary Public Lisa K Thomas
My Commission Expires: 4/4/2024

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	<u>Freedom Mortgage Corporation</u> <u>c/o Freedom Mortgage</u> <u>Corporation</u>	Grantee's Name	<u>Secretary of Veterans Affairs</u>
Mailing Address	<u>10500 Kincaid Drive, Suite 300</u> <u>Fishers, IN 46037</u>	Mailing Address	<u>4100 International Pkwy</u> <u>Suite 1000</u> <u>Carrollton, TX 75007</u>
Property Address	<u>8271 Hwy 13</u> <u>Helena, AL 35080</u>	Date of Sale	<u>March 12, 2019</u>
		Total Purchase Price	<u>\$158,855.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 Foreclosure Deed
<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.

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 3/14/2019Print 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
03/15/2019 11:34:16 AM
\$22.00 CHERRY
20190315000083480

Alexis S. Bayl