

INVESTOR NUMBER: 22-22-6-0578037

20190702000237600  
07/02/2019 02:45:39 PM  
DEEDS 1/3

MidFirst Bank CM #: 449035  
MORTGAGOR(S): Johnnie Hunter, single woman

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, **MidFirst Bank**, 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:

Unit 1108, Building 11, in the Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium, and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733; Real Volume 40, Page 327 and Real Volume 40, Page 340 and re-recorded in Real Volume 165, Page 578 and amended in Real Volume 59, Page 19, and further amended by Corporate Volume 30, Page 407, and in Real Volume 96, Page 855, and Real Volume 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 333; Real Volume 222, Page 691; Real Volume 238, Page 241 and Real Volume 269, Page 270, further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181, together with an undivided interest in the common elements as set forth in the aforesaid mention declaration, said unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, Page 41 through 44, and amended in Map Book 9, Page 135 and Map Book 10, Page 49 and further amended in Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

\*449035\* \*SWD\* \*P

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 26<sup>th</sup> day of June, 2019.

MIDFIRST BANK

By: Cindy Countryman  
CINDY COUNTRYMAN  
Vice President  
Its: \_\_\_\_\_

STATE OF Oklahoma )

COUNTY OF Oklahoma )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CINDY COUNTRYMAN, whose name as Vice President of MidFirst Bank, 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 26<sup>th</sup> day of June, 2019.



Valerie Wilkerson  
Notary Public Valerie Wilkerson

My Commission Expires: 02-04-22

THIS INSTRUMENT PREPARED BY:

Rebecca Redmond  
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 MidFirst Bank  
c/o MidFirst Bank

Grantee's Name Secretary of Veterans Affairs

Mailing Address 999 NW Grand Blvd. Ste 100  
Oklahoma City, OK 73118

Mailing Address 4100 International Pkwy  
Suite 1000  
Carrollton, TX 75007

Property Address 1108 Gables Dr Unit 1108  
Hoover, AL 35244

Date of Sale June 26, 2019

Total Purchase Price \$94,136.00

or

**20190702000237600 07/02/2019 02:45:39 PM DEEDS 3/3** 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.

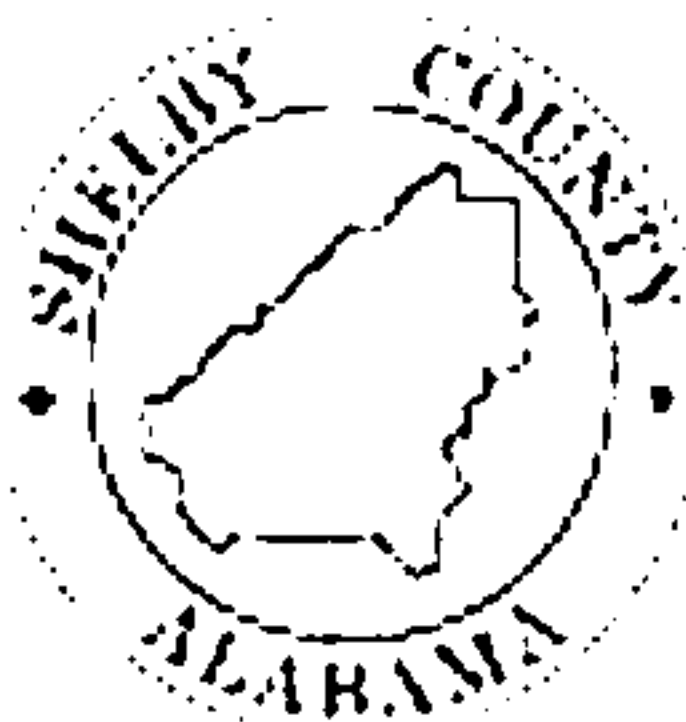
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/28/2019

☐ Unattested  
(verified by)

Print Tiffany Sides, title specialist

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  
07/02/2019 02:45:39 PM  
\$22.00 CHERRY  
20190702000237600

*Allen S. Bayl*