

**ALABAMA GENERAL WARRANTY DEED**

Parcel ID 23 5 22 0 006 002.000

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After Recording Return to: Shapiro & Ingle, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216

This instrument was prepared by: Jonathan Smothers  
Shapiro & Ingle, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216

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THIS DEED made this 20 day of November, 2019, by and between

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GRANTOR

GRANTEE

Branch Banking and Trust Company

Secretary of Veterans Affairs, an Officer of the United  
States of America, whose address is Department of  
Veterans Affairs, Loan Guaranty Service

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for in consideration of the sum of ten dollars (\$10.00) paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Alabaster, Shelby County, Alabama and more particularly described as follows:

**Lot 2, according to the Survey of Phase 1, Wynlake Subdivision, as recorded in Map Book 19, Page 156, in the Probate Office of Shelby County, Alabama.**

Subject to easements and restrictions of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument # 20191101000405910.

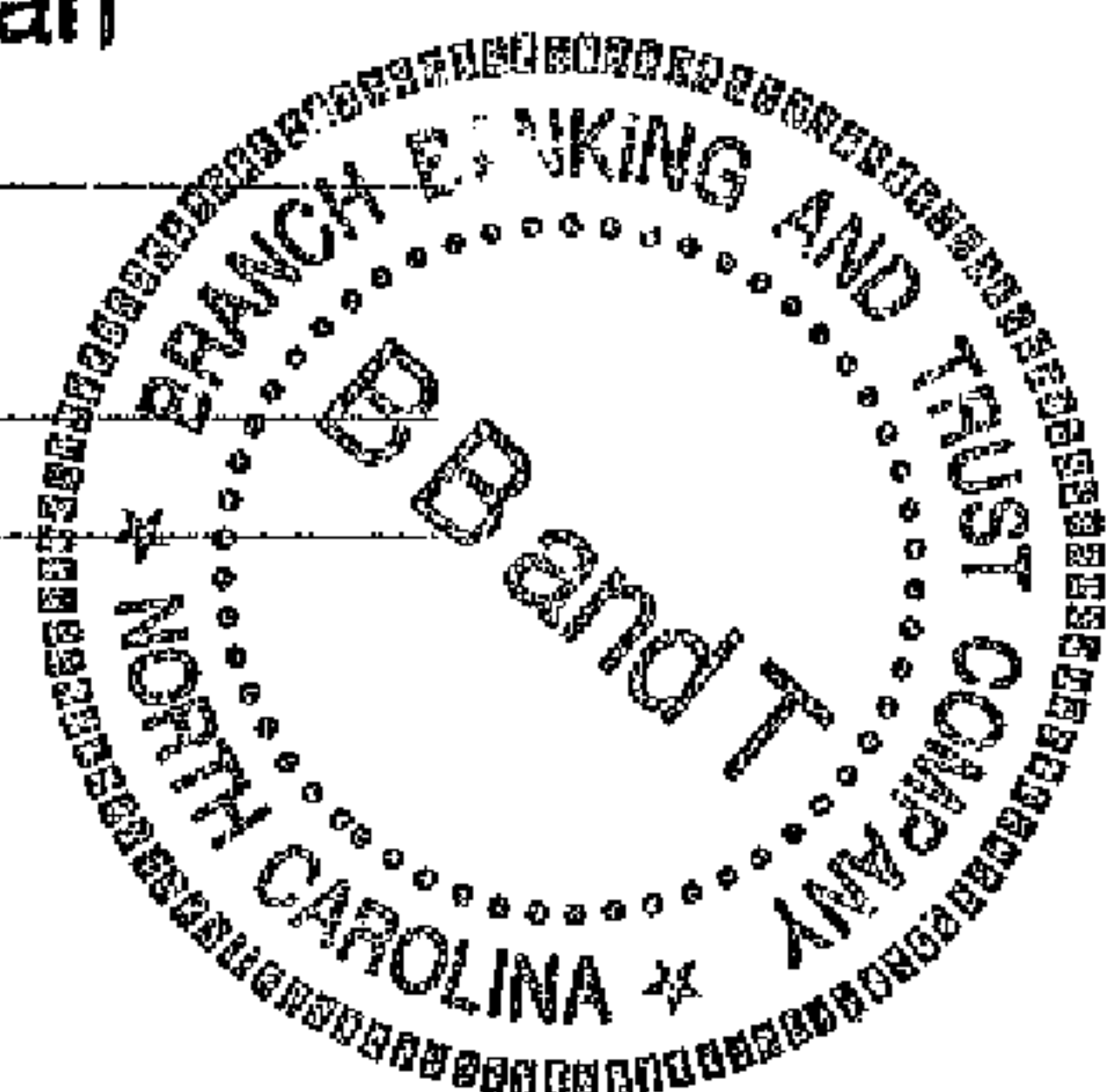
This conveyance is subject to restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, every contingent remainder and right of reversion. Branch Banking and Trust Company covenants with the said Grantee, its heirs and assigns that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, that it is entitled to the immediate possession there; that it has a good right to sell and convey the same as aforesaid; that it will along with its heirs, executors and administrators warrant and defend the same to the said Grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by SHALANA SERRETTE-FREEMAN its BANKING OFFICER and attested by KATHY DAVIS its BANKING OFFICER both thereunto duly authorized, and its corporate seal to be affixed all on this

20<sup>TH</sup> November 2019.

Branch Banking and Trust Company  
Shalana Serrette-Freeman  
 By: Shalana Serrette-Freeman Banking Officer  
 Attested By: Kathy Davis  
 Print name: Kathy Davis Banking Officer



THE STATE OF South Carolina  
 COUNTY OF Greenville

I, a Notary Public in and for said County, do hereby certify that Shalana Serrette-Freeman, whose name as BANKING OFFICER and KATHY DAVIS, whose name as BANKING OFFICER (name of attesting official), of Branch Banking and Trust Company, a corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Melissa Jo Brown Taylor  
 Notary Public

**MELISSA JO BROWN TAYLOR**  
 Notary Public - State of South Carolina  
 My Commission Expires October 30, 2025

SEND TAX NOTICE TO:  
 Department of Veterans Affairs  
 Loan Guaranty Service  
 3401 West End Avenue, Suite 760W  
 Nashville, TN 37203

16 - 009374 AL

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

Grantor's Name Branch Banking and Trust Company Grantee's Name Secretary of Housing and Urban Development  
Michaelson, Connor, and Boul  
Mailing Address 111 Millport Circle Mailing Address 4400 Will Rogers Pkwy  
Greenville, SC 29607 Suite 300  
Oklahoma City, OK 73108

Property Address 104 Wynlake Way  
Alabaster, AL 35007

Date of Sale October 30, 2019  
Total Purchase Price  
\$235,340.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Notice of Sale  
☐ 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 of 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 11/22/19 \_\_\_\_\_  
Unattested Jessica Delage Print Sarah Carey  
(verified by) Sign Sarah Carey  
(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/22/2019 01:49:11 PM  
\$29.00 CHERRY  
20191122000435710

*Allen S. Bayl*