

20201208000559780
12/08/2020 08:23:19 AM
DEEDS 1/4

Address New Owner(s) as follows:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Send Tax Bills to:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Cross Reference:

Inst#20201202000551720

Tax ID:
23-07-35-0-002-013.000

Return To/Prepared by:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, GA 30097
Our File No.: CMS.02212 (Martin)

SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

This Indenture made the 2nd day of December, 2020, between **CARRINGTON MORTGAGE SERVICES, LLC**, as party or parties of the first part, hereunder called Grantor, and **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**LOT 29, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTSOFF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITONS AND BUILDING SET BACK LINES OF RECORD.**

Property Known As: 29 Monte Tierra Trail, Alabaster, AL 35007.

This Deed is given subject to all easements and restrictions of record, if any.


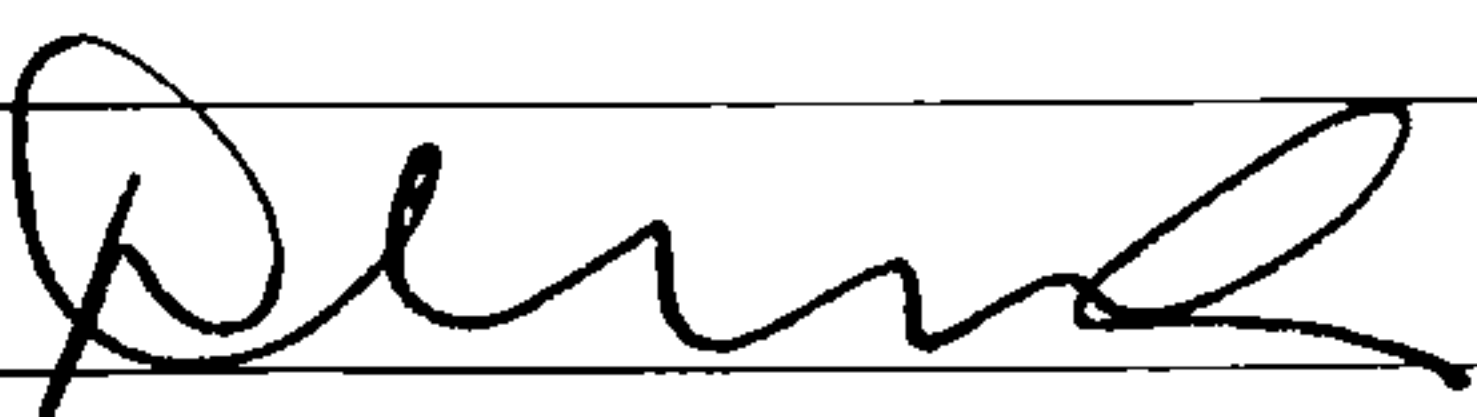
To have and to hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use,

benefit and behoof of the said Grantee in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above name grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

CARRINGTON MORTGAGE SERVICES, LLC

By:  **DEC 02 2020**
Name: Letxy Sosa
Manager, Post Sale
Carrington Mortgage Services, LLC
Title: _____
Attest: 
Name: Darlene Varela
Manager, Lien Release
Title: _____

STATE OF _____

_____ COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that _____ and/or _____ signed to the foregoing conveyance, and who is/are known to me or having provided sufficient proof as to identity, acknowledged before me on this day that being informed of the contents of the conveyance, he/she in their capacity, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2020.

Notary Public
My Commission Expires: _____

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

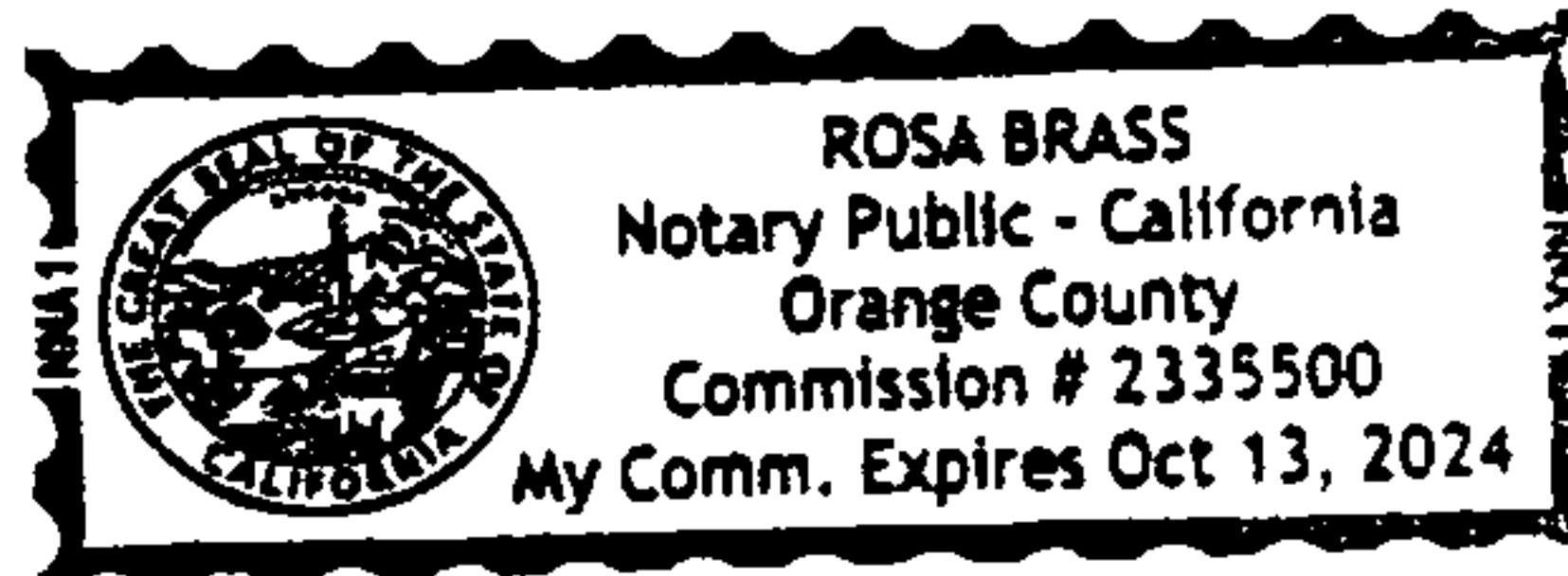
County of Orange

On December 2, 2020 before me, Rosa Brass, Notary Public, personally appeared, Letxy Sosa and Darlene Varela, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by-their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Rosa Brass



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)
SWD to VA 6-15863
(Title or description of attached document continued)
Number of Pages _____ Document Date _____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

- (Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2020 08:23:19 AM
\$32.00 CHARITY
20201208000559780

20201208000559780 12/08/2020 08:23:19 AM DEEDS 4/4

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name _____
Mailing Address Carrington Mortgage Services, LLC,
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

Grantee's Name Secretary of Veterans Affairs
Mailing Address 3401 West End Avenue, Suite 760W
Nashville, TN 37203

Property Address 29 Monte Tierra Trail
Alabaster, AL 35007

Date of Sale 12/2/20
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 117,670.00

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 Fair Market Value

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 12/7/2020

Print Robert J. Solomon, Attorney

Unattested

LA
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1