

THIS INSTRUMENT PREPARED BY:
F. WAYNE KEITH
BROCK & SCOTT, PLLC
4360 CHAMBLEE DUNWOODY ROAD, SUITE 310
ATLANTA, GA 30341

STATE OF ALABAMA
COUNTY OF Shelby

Source of Title:
Book
Page

SPECIAL WARRANTY DEED

THIS INDENTURE, dated July 28th, 2023, between **Cardinal Financial Company, Limited Partnership**, Grantor, whose address is 444 Jacksonville Road Warminster, PA 18974 and the **Secretary of Veterans Affairs, an Officer of the United States**, Grantee, whose address is c/o Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other 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 Grantee, his successors and assigns, the following described property, to wit:

All that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 102, according to the Map and Survey of Forest Lakes Sector 2, Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID: 09-5-22-0-003-036.000

22-17108 FC01



Commonly Known As: 2200 Forest Lakes Lane, Sterrett, Alabama 35147

Subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way and other matters of record in the aforesaid Probate Office.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed under seal in its name and on its behalf by its undersigned officer(s), the day and year first above written.

Cardinal Financial Company, Limited
Partnership

Printed

Name:

Title:

Paula Borshell

Authorized Signer

STATE OF ILLINOIS

COUNTY OF LAKE

I, Lisa L. Anderson, a notary public in and for said County in said State, hereby certify that Paula Borshell whose name as Authorized Signer of Cardinal Financial Company, Limited Partnership, 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 corporation.

Given under my hand this 28th day of July, 2023.

Lisa L. Anderson
NOTARY PUBLIC

My Commission expires:

7/12/2025

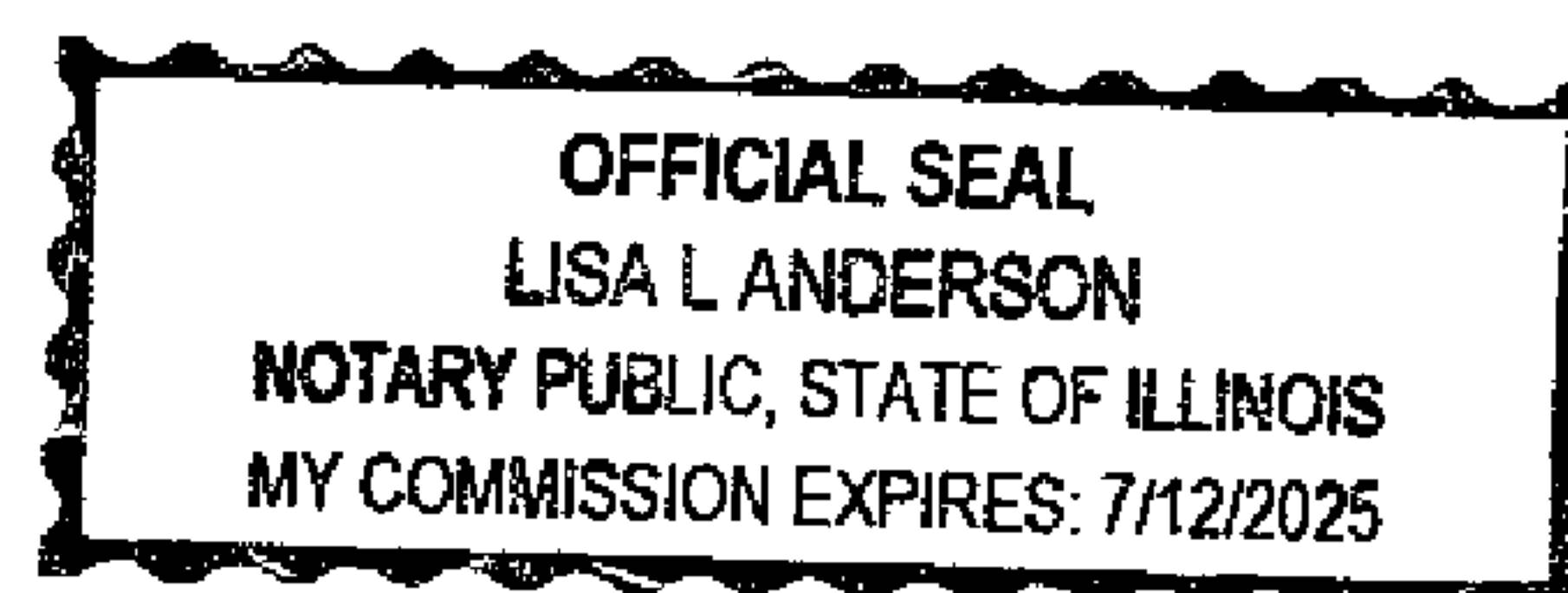
SEND TAX NOTICE TO:

SECRETARY OF VETERANS AFFAIRS

c/o Loan Guaranty Service

3401 West End Avenue, Suite 760W

Nashville, TN 37203



Real Estate Sales Validation Form

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

Grantors' Name: Cardinal Financial Company, Limited Partnership

Mailing Address: 444 Jacksonville Road Warminster, PA 18974

Grantee's Name: Secretary of Veterans Affairs, an Officer of the United States

Mailing Address: 3401 West End Avenue, Suite 760W, Nashville, TN 37203

Property Address: 2200 Forest Lakes Ln, Sterrett, AL 35147

Date of Transfer: August 1 2023

Assessor's Market Value: \$344,200.00

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 SWD

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: August 1 2023



F. Wayne Keith - Attorney for Cardinal Financial
Company, Limited Partnership



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2023 02:51:20 PM
\$29.00 PAYGE
20230801000231440

Allen S. Boyd