

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
220th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 23-05130AL / Bostic

Send Property Tax Notice to:
Secretary of Veterans Affairs, an
Officer of the United States
Department of Veterans Affairs,
VA Regional Loan Center,
P.O. Box 1437,
St. Petersburg, FL 33731

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Veterans Affairs, an Officer of the United States** (Department of Veteran Affairs c/o Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203), (hereinafter referred to as "GRANTEE"), all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

**Lot 3 and North half of Lot 2, Block 10, according to the survey of Pine Grove Camp,
as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.**

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

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED RECORDED ON NOVEMBER 2, 2023, IN INSTRUMENT NO. 20231102000322490, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, Rocket Mortgage (Grantor), by Shelia Kournoian its Loss Mitigation Officer who is authorized to execute this conveyance, has hereto set its signature and seal, on this 14 day of November, 2023.

Corporate Resolution
Attached as Exhibit A

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

By: Shelia Kournoian (Seal)

Name:

Title:

Shelia Kournoian
Loss Mitigation Officer

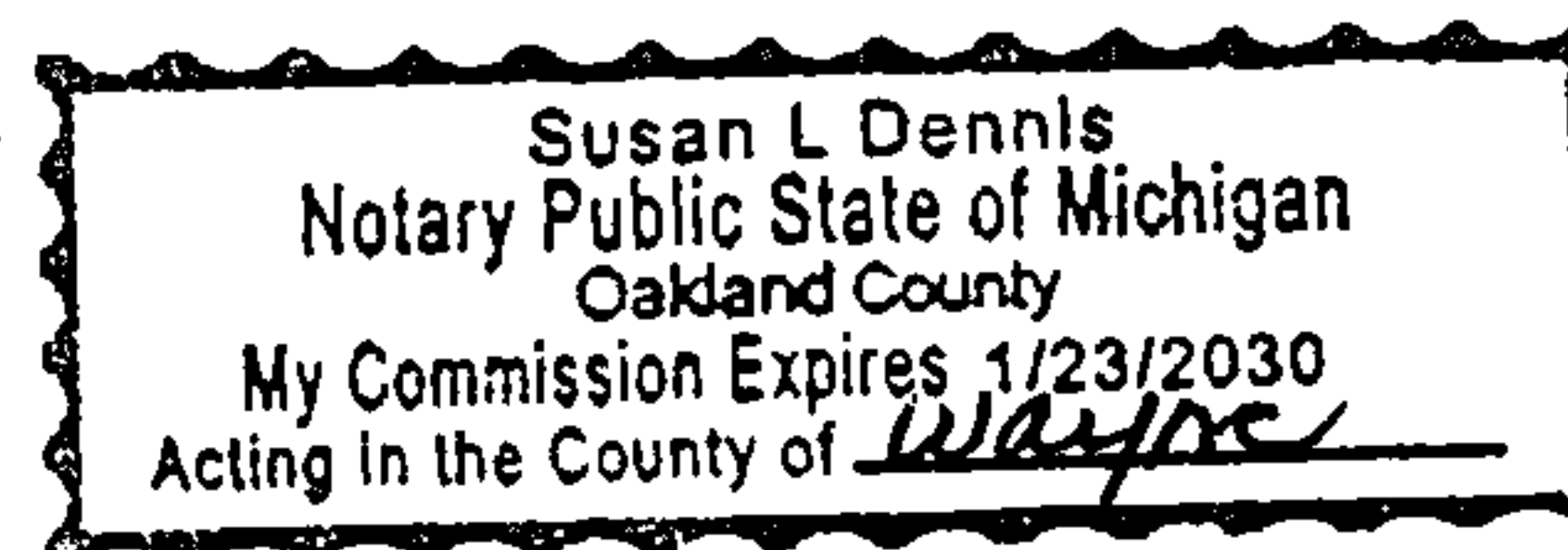
THE STATE OF MICHIGAN
COUNTY OF WAYNE

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Shelia Kournoian who is Loss Mitigation Officer of Rocket Mortgage LLC 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 as such officer with full authority, executed same voluntarily for and as the act of Loss Mitigation Officer

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 14th day of November, 2023.

[Signature]
NOTARY PUBLIC

My Commission expires: 23 January 2030



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

Grantor's Name	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC	Grantee's Name	Secretary of Veterans Affairs, an Officer of the United States
Mailing Address	1050 Woodward Avenue Detroit, MI 48226	Mailing Address	Department of Veterans Affairs, Washington, D.C. and his successors in such office, as such
Property Address	46 3rd Ave Shelby, AL 35143	Date of Sale	October 24, 2023
		Total Purchase price	\$109,265.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<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.

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	<u>11/21/2023</u>	Print	<u>Megan Black</u>
<input checked="" type="checkbox"/> Unattested		Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Exhibit A**SECRETARY'S CERTIFICATE OF
ROCKET MORTGAGE, LLC**

I, Amy Bishop, the duly elected Secretary of Rocket Mortgage, LLC (fka Quicken Loans, LLC), a Michigan limited liability company (the "*Company*"), hereby certify as follows:

The Resolutions set forth below were duly and properly adopted by the Company by written consent on November 9, 2021; that said resolutions are duly recorded in the minute book of the Company; and that as of the date hereof the Resolutions remain in full force and have not been amended or modified.

* * * * *

NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officer, as delegated by the Board, hereby appoints the individuals designated in Exhibit "D" as "Special Purpose Officers" of the Company to hold such positions and titles corresponding to their names as set forth in Exhibit "D". Such Special Purpose Officers have limited authority and shall serve at the will of the Board until further action of the Board or until the earlier of their death, resignation or removal. Such Limited Authority Officers shall, when acting in their designated capacities, have the authority to act for or on behalf of the Company as specifically limited in scope and in purpose to the specific duties and specific actions set forth below:

FURTHER RESOLVED, that such persons designated in Exhibit D as "*Loss Mitigation Officers*" are officers of limited authority and are, in such capacity, authorized to, in the name of and on behalf of this Company under its corporate seal or otherwise:

(1) take any and all actions and execute any and all documents necessary to foreclose upon real property with respect to the Company's agency and non-agency residential mortgage loans, including but not limited to (a) Appointment of Successor Trustees, (b) Substitution of Trustee, (c) Assignments of Mortgage, (d) Assignment of Deed of Trust, (e) Loss Mitigation Affidavits, (f) Affidavit of Indebtedness (g) Affidavit of Sale, (h) Affidavits of Non-Military Status, (i) Affidavits of Judgment, (j) Affidavits of Debt, (k) Affidavits regarding lost promissory notes, (l) Affidavit of Default, (m) Affidavit of Review, (n) Affidavit of Prove-Up (o) Deeds upon Sale, including Foreclosure, Quit Claim, Grant, Warranty, Special Warranty, and Limited Warranty (p) Certifications or Certificates, (q) Statements or Confirmations, (r) Court documents, including verified complaints, responses to interrogatories, notices or certificates, (s) power of sales, (t) REO contracts and property preservation activities, and (u) purchase agreements and settlement statements (HUD-1).

(2) take any and all actions and execute any and all documents necessary to protect the interest of the Company in any bankruptcy proceeding with respect to Company's agency or non-agency residential mortgage loans, including

but not limited to (a) executing Proofs of Claim and Affidavits of Movant under 11 U.S.C. Sec. 501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules, (b) entering a Notice of Appearance, (c) vote for a trustee of the estate of the debtor, (d) vote for a committee of creditors, (e) attend the meeting of creditors of the debtor, or any adjournment thereof, and vote on behalf of the Company, on any question that may be lawfully submitted before creditors in such a meeting, (f) complete, execute, and return a ballot accepting or rejecting a plan, (g) execute reaffirmation agreements, and (h) execute settlement agreements.

(3) take any and all actions necessary to refinance, subordinate, amend, or modify any non-agency mortgage loan of the Company.

(4) to negotiate, enter into, execute, and deliver such purchase and sale agreements, deeds, and/or any other document or instrument as any of them may deem necessary, appropriate or advisable, provided such actions were lawful, undertaken solely in furtherance of the Company's interests; are within the course and scope of the officer's/person's assigned duties; and were conducted in a manner consistent with the officer's/person's duty of loyalty, fidelity, and good faith, and their duty to provide honest services.

FURTHER RESOLVED, that the foregoing list of appointed "Special Purpose Officers" are, as of the date of this Consent, the "Special Purpose Officers" of the Company and that any other individuals, positions or "Special Purpose Officers" previously designated, classified or appointed as "Special Purpose Officers" of the Company shall cease to be designated and classified as "Special Purpose Officers" of the Company.

FURTHER RESOLVED, that the Company's Officers and/or corporate counsel (and those individuals specifically authorized to act by the Company's Officers and/or corporate counsel) are jointly and severally authorized and directed to do such acts, and to execute and deliver such notices, certificates, agreements, assignments, instruments and communications, with or without the seal of the Company, as they may deem necessary, appropriate and advisable to carry into effect the intent of these resolutions.

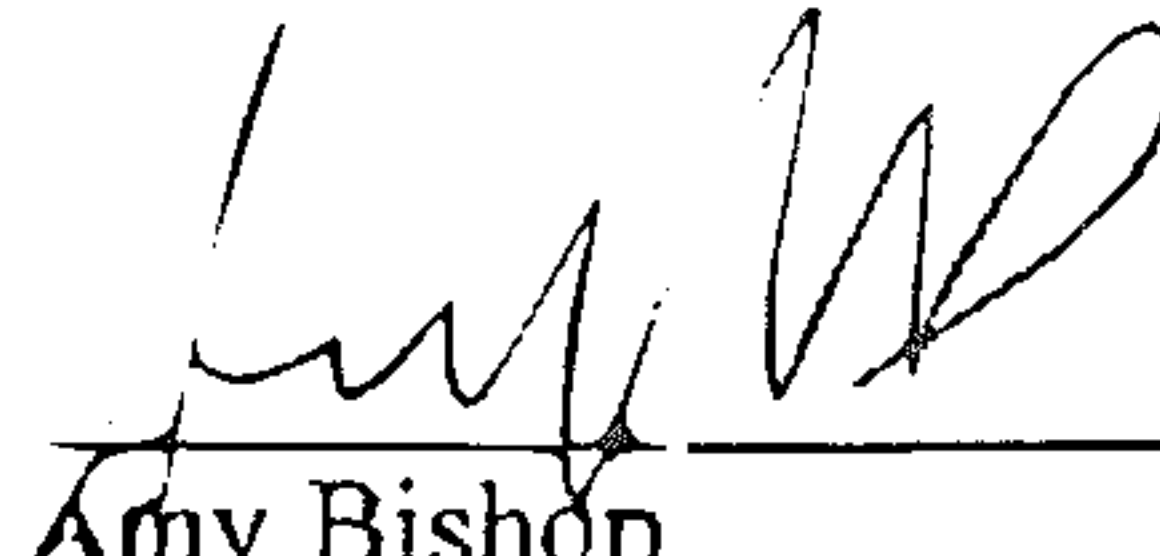
FURTHER RESOLVED, that the actions of the Company's Officers, corporate counsel, and/or "Special Purpose Officers" appointed pursuant to this Consent, which were heretofore undertaken in the name, and for the benefit, of the Company and which actions would have been authorized by the foregoing resolutions except that such actions were taken before the adoption of such resolutions, are hereby ratified, confirmed, approved, authorized and adopted by the Board of Directors in all respects as being in the best interests of the Company, and as being the agreement of, and the authorized and approved actions of, the Company undertaken in the name of, and on behalf of, the Company.

FURTHER RESOLVED, that (a) any certifications of the Secretary of the Company as to any resolutions; (b) any legal opinions of in-house employed

lawyers; (c) officer certificates; and (d) any schedules heretofore executed and provided in connection with or related to the Agreements are hereby ratified, confirmed, approved, authorized and adopted by the Board of Directors in all respects as being in the best interests of the Company, and as being the authorized and approved actions of the Company undertaken in the name of and on behalf of the Company as of the date stated therein.

IN WITNESS WHEREOF, I have hereunto signed my name as of the 17th day of November 2021.

ROCKET MORTGAGE, LLC



Amy Bishop
Executive Vice President, General Counsel
and Secretary

SPECIAL PURPOSE OFFICERS
EXHIBIT D
LOSS MITIGATION OFFICERS
(Last revised November 9, 2021)

Each person listed below has been duly appointed as a special purpose officer of Rocket Mortgage, LLC and holds the title indicated next to his or her name.

<u>Name</u>	<u>Title</u>
Hana Alazazi	Loss Mitigation Officer
Nicole Beattie	Loss Mitigation Officer
Maria Bleau	Loss Mitigation Officer
Susan Bossio	Loss Mitigation Officer
Hassan Boussy	Loss Mitigation Officer
Julian Bownes	Loss Mitigation Officer
Dave Breen	Loss Mitigation Officer
Keyona Brooks	Loss Mitigation Officer
Ryan Brown	Loss Mitigation Officer
Darren Brown	Loss Mitigation Officer
La'Teasha Calvert	Loss Mitigation Officer
Stacey Charboneau	Loss Mitigation Officer
Michelle Cole	Loss Mitigation Officer
Jessica Coon	Loss Mitigation Officer
Angela Crusoe	Loss Mitigation Officer
Melanie Czartoryski	Loss Mitigation Officer
Susan Dennis	Loss Mitigation Officer
Corinne Dubetz	Loss Mitigation Officer
Sherry Dukic	Loss Mitigation Officer
Anthony Dunn	Loss Mitigation Officer
Elma Eminovic	Loss Mitigation Officer

<u>Name</u>	<u>Title</u>
Scott Evelyn	Loss Mitigation Officer
Nancy Everett	Loss Mitigation Officer
Erin Faulkner	Loss Mitigation Officer
Jeff Finazzo	Loss Mitigation Officer
Eric Gibson	Loss Mitigation Officer
Lostoshua Giles	Loss Mitigation Officer
Villetta Green	Loss Mitigation Officer
Kelly Hagle	Loss Mitigation Officer
Carol Hartwell	Loss Mitigation Officer
Dave Haskins	Loss Mitigation Officer
Linda Hayes	Loss Mitigation Officer
Yvonne Hohfeldt	Loss Mitigation Officer
Joanna Hoffman	Loss Mitigation Officer
Nicole House	Loss Mitigation Officer
Jackson Hurford	Loss Mitigation Officer
Alisha Hutcherson	Loss Mitigation Officer
Sammi Hutchinson	Loss Mitigation Officer
Jacqueline Iannucci	Loss Mitigation Officer
Jordan Jacks	Loss Mitigation Officer
Clarence Jackson	Loss Mitigation Officer
Kamal Jawad	Loss Mitigation Officer
Scott Johnson	Loss Mitigation Officer
Danielle Jones	Loss Mitigation Officer
Casey Just	Loss Mitigation Officer
Madonna Kalanquin	Loss Mitigation Officer

<u>Name</u>	<u>Title</u>
Jennifer Klayo	Loss Mitigation Officer
Ceila Klein	Loss Mitigation Officer
Roger Konkel	Loss Mitigation Officer
*Shelia Kournoian	Loss Mitigation Officer
Betsy Lanzotti	Loss Mitigation Officer
Jamie Licavoli	Loss Mitigation Officer
Joe Lijoi	Loss Mitigation Officer
Matt Lipsky	Loss Mitigation Officer
Mary Lord	Loss Mitigation Officer
Yvette Marshall	Loss Mitigation Officer
Cherita Martin	Loss Mitigation Officer
Rachel McKenzie	Loss Mitigation Officer
Carmalita McQueen	Loss Mitigation Officer
Ben Milgram	Loss Mitigation Officer
Jennifer Millen	Loss Mitigation Officer
Laura Miller	Loss Mitigation Officer
Brian Miller	Loss Mitigation Officer
Samantha Miller	Loss Mitigation Officer
Rebecca (Becky) Nilsen	Loss Mitigation Officer
Linda O'Hare	Loss Mitigation Officer
Keith Olzak	Loss Mitigation Officer
Stephanie Orrico	Loss Mitigation Officer
Susan Palmer	Loss Mitigation Officer
Kelly Peace Jr.	Loss Mitigation Officer
Linda Petrov	Loss Mitigation Officer
Megan Porath	Loss Mitigation Officer

