

**AFTER RECORDING RETURN TO:**

Mortgage Connect  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 3736200

**MAIL TAX STATEMENTS TO:**

Secretary of Veterans Affairs, an Officer of the, United States of America, successors and assigns  
Department of Veterans Affairs, Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 28-3-06-0-001-011.018

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 31st day of October, 2025, by and between **Freedom Mortgage Corporation**, located at 11988 EXIT 5 PKWY BLDG 4, FISHERS, IN 46037, hereinafter referred to as Grantor(s) and **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns**, Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 205 Doyle Dr, Montevallo, AL 35115

Prior instrument reference: Instrument Number 20251016000318790, Recorded: 10/16/2025

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 31st day of October, 2025.

**Freedom Mortgage Corporation**

Kyeshia Renee Wickware

Name: Kyeshia Renee Wickware

Title: FCL Specialist II

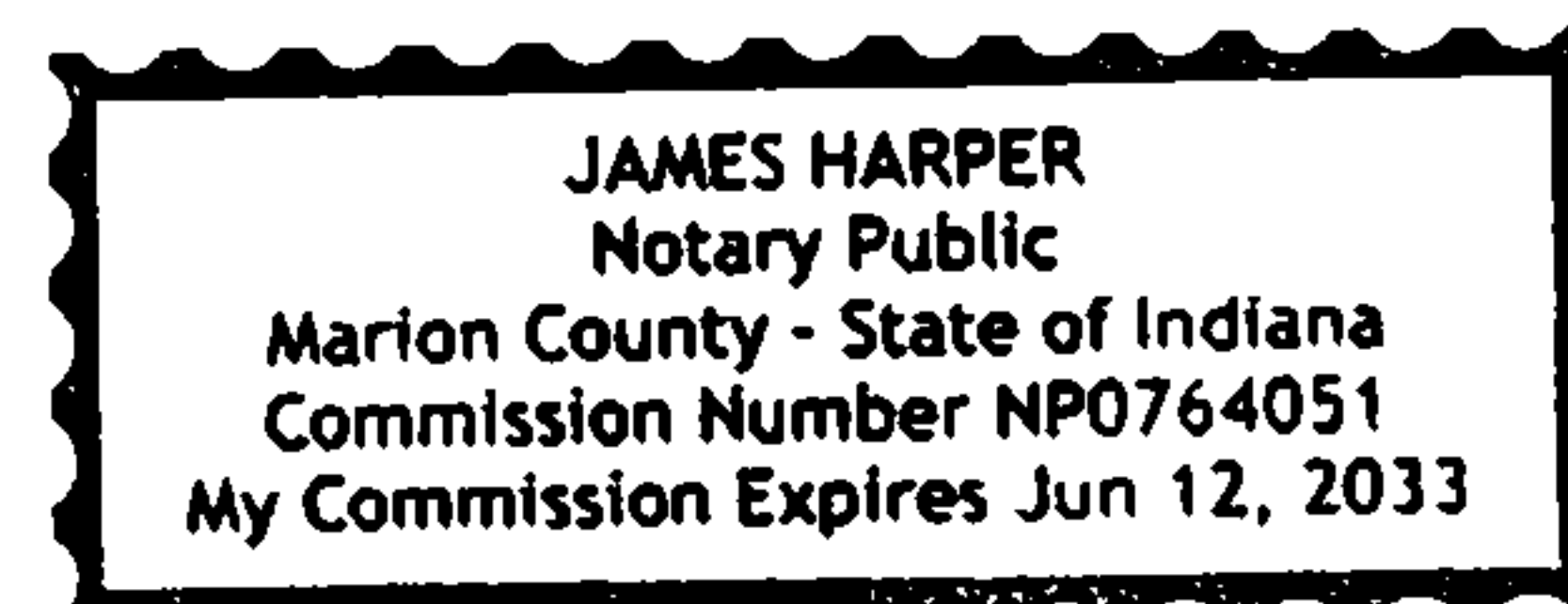
STATE OF Indiana  
COUNTY OF Hamilton

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kyeshia Renee Wickware, whose name as FCL Specialist II of Freedom Mortgage Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Freedom Mortgage Corporation.

Given under my hand and seal this the 31st day of October, 2025.

James Harper  
NOTARY PUBLIC

My commission expires: 06/12/2033



No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 20 ACCORDING TO THE MAP OF THIRD SECTOR, SUNNYDALE ESTATES, AS  
RECORDED IN MAP BOOK 7, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

Tax ID Number: 28-3-06-0-001-011.018

Property commonly known as: 205 Doyle Dr, Montevallo, AL 35115

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

Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns

Grantor's Name Freedom Mortgage Corporation  
 Mailing Address 11988 EXIT 5 PKWY BLDG 4  
FISHERS, IN 46037

Grantee's Name \_\_\_\_\_  
 Mailing Address 3401 West End Avenue, Suite 760W  
Oklahoma City, OK 73106

Property Address 205 DOYLE DR  
MONTEVALLO, AL 35115

Date of Sale 10/31/2025  
 Total Purchase Price \$ 10.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/04/2025 02:40:24 PM  
 \$32.00 KELSEY  
 20251104000338750

*Allen S. Byrd*

or  
 Actual Value \$

or  
 Assessor's Market Value \$ 14580.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other ☐ Special Warranty 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.

**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 11/04/2025Print Melody Mannella☒ Unattested

(verified by)

Sign

Melody Mannella  
(Grantor/Grantee/Owner/Agent) circle one**Form RT-1**