

**INVESTOR NUMBER:** 22-22-6-0838992  
**FILE NUMBER:** 25-02449-MT-AL  
**MORTGAGOR(S):** Arturio Henderson and Linda Henderson

Grantee's Address:  
Department of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

STATE OF ALABAMA )

COUNTY OF Shelby )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Lakeview Loan Servicing, LLC** does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W Nashville, TN 37203**, as their interest may appear, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 33, according to the Map and Survey of Amended Plat of Park Place, Fourth Addition, recorded in Map Book 18, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

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Executed on this 23rd day of October, 2025.

Lakeview Loan Servicing, LLC by M&T Bank as  
Attorney in Fact

By: Amanda L. Pendolino  
Amanda L. Pendolino  
Its: Assistant Vice President

STATE OF New York )

COUNTY OF Erie )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amanda L. Pendolino, whose name as Assistant Vice President of M&T Bank as Attorney in Fact for Lakeview Loan Servicing, 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/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 23<sup>rd</sup> day of October, 2025.

Kelly A. Morehouse  
Notary Public

My Commission Expires: 09/13/2027

KELLY A. MOREHOUSE  
NOTARY PUBLIC STATE OF NEW YORK  
ERIE COUNTY  
LIC. #01MO0013468  
COMM. EXP. 09/13/27

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge, Esq.  
Tiffany & Bosco, P.A.  
2501 20<sup>th</sup> Place South  
Suite 300  
Homewood, AL 35223

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

Grantor's Name	Lakeview Loan Servicing, LLC	Grantee's Name	Secretary of Veterans Affairs
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Mailing Address	1 Fountain Plaza  7th Floor  Buffalo, NY 14203	Mailing Address	Loan Guaranty Service 3401 West End Avenue Suite 760W Nashville, TN 37203
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Property Address	<u>133 Park Pl Ln, Alabaster, AL 35007</u>	Date of Sale	<u>October 6, 2025</u>
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Total Purchase Price	\$ _____
or	
Actual Value	\$ _____
or	
Assessor's Market Value	<u>\$232,800.00</u>

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 Assessor's Website _____
<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.

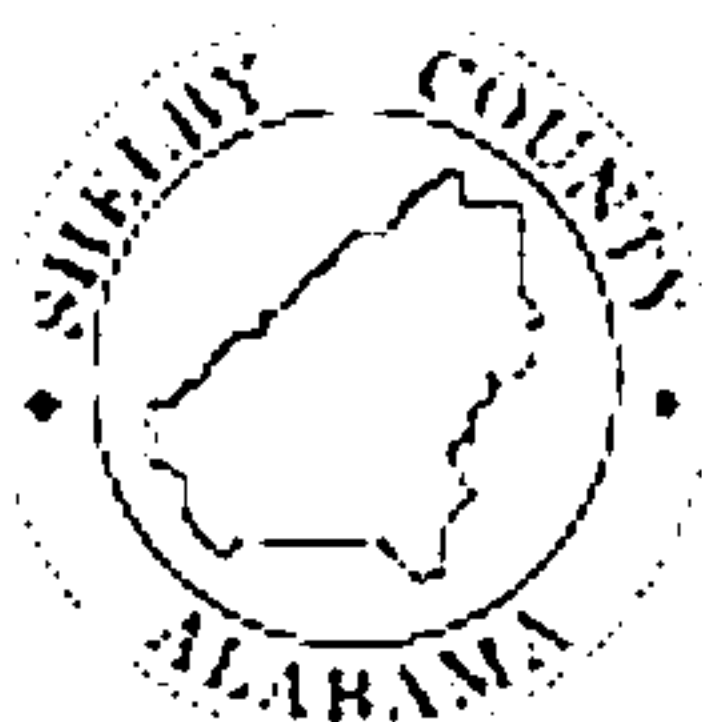
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/12/2025

Print Dani Brown

☒ Unattested RDB  
(verified by)

Sign D.B.  
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/12/2025 01:52:33 PM  
\$29.00 JOANN  
20251212000381620

*Allen S. Bayl*