

Property Owner and Taxes to be Paid by:
Secretary of Veterans Affairs, an Officer of the United States
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Tax ID No.: 27 4 19 4 001 009.016

Document Prepared by/Return to:
Mark A. Baker, Esq
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

THIS INDENTURE, dated this 19th day of December, 2025, 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: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 Grantee, his successors and assigns, the following described property, to wit:

Lot 37, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

Address: 233 Fairview Circle, Montevallo, AL 35115
Tax Map or Parcel ID No.: 27 4 19 4 001 009.016

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof. The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by

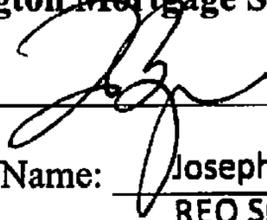
liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD, the said tract or parcel of land, hereinbefore 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, his successors and assigns, in **FEE SIMPLE**.

AND THE SAID Grantor specially warrants and defends the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through and under the 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 19 2025**

Printed Name: Joseph Anthony Barragan
REO Supervisor

Title: Carrington Mortgage Services, LLC

STATE OF _____
COUNTY OF _____

Before me, _____ the undersigned notary public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved identity to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ (Title) of **Carrington Mortgage Services, LLC**, the within-named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained on behalf of the company by personally signing his/her name as such. **Alex Ramos Cruz**

WITNESSES ~~See Attached~~ and official seal this _____ day of _____, 2025.

Notary Public ~~See Attached~~
My Commission Expires: _____ (NOTARY SEAL)

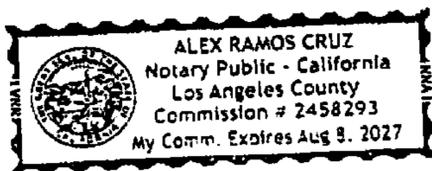
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

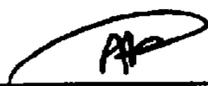
State of California }
County of Orange }

On December 19th, 2025 before me, Alex Ramos Cruz, Notary Public, personally appeared **Joseph Anthony Barragan**, whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



WITNESS my hand and official seal.

SIGNATURE 
ALEX RAMOS CRUZ

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

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 500 N. State College Blvd, Ste 1300 Orange, CA 92868	Grantee's Name Mailing Address	Secretary of Veterans Affairs, an Officer of the United States 3401 West End Avenue, Suite 760W Nashville, TN 37203
Property Address	233 Fairview Circle Montevallo, AL 35115	Date of Sale	12/19/2025
		Total Purchase Price \$	10.00
		or Actual Value \$	_____
		or Assessor's Market Value \$	226,800.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Government Conveyance

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.

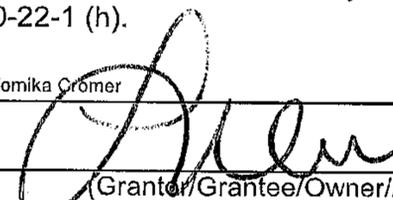
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 01/02/2026

Print Tomika Crömer

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/14/2026 08:46:42 AM
 \$32.00 JOANN
 20260114000012390**

Allen S. Bayl