

20151001000344170 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/01/2015 01:55:43 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-7140366-703

KNOW ALL MEN BY THESE PRESENTS that for **One Hundred Twelve Thousand, One Hundred Eighty Dollars and no/100 (\$112,180.00)** in hand paid to Flagstar Bank, FSB, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

LOT 19, ACCORDING TO THE SURVEY OF OLD VIRGINIA, AS RECORDED IN MAP BOOK 7, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 4505 Oxford Road, Birmingham, AL 35242

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This deed shall be **EFFECTIVE** the 25 day of AUGUST, 2015.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 25 day of AUGUST, 2015.

AFFIX CORPORATE SEAL

Flagstar Bank, FSB

BY: Jeffrey Robinson, FSB

Its: Senior Vice President

ATTEST: Bella Kharonson

Its: Banking Officer



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ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OAKLAND

On 8-25-2015 before me, ANDREA BILEK, personally appeared Jeffrey Robinson and BELLA KHARSON, who provided to me on the basis of satisfactory evidence to be the person(s) 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 the State of MICHIGAN that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

ANDREA BILEK
NOTARY PUBLIC, WAYNE COUNTY, MI
My Commission Expires "05/14/2020"
Acting in OAKLAND County

GRANTEE'S ADDRESS:
Secretary of Housing & Urban
Development
600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, Alabama 35209

GRANTOR'S ADDRESS:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
9276-284

Real Estate Sales Validation Form

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

Grantor's Name Flagstar Bank, FSB
Mailing Address 5151 Corporate Drive
Troy, MI 48098

Grantee's Name Secretary of Housing & Urban Devel
Mailing Address 600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, Alabama 35209


Property Address 4505 Oxford Rd
Birmingham, AL 35242

Date of Sale August 25, 2015

Total Purchase Price \$ 112,180.00

or
Actual Value \$

or
Assessor's Market Value \$


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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 Statutory Warranty Deed

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 9/25/15

Print Bern M Fadden House AS atty

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1