

INVESTOR NUMBER: 011-5682462-703

20180731000273560  
07/31/2018 02:45:03 PM  
DEEDS 1/4

MidFirst Bank CM #: 406261  
MORTGAGOR(S): MELINDA P. MAYFIELD

Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Information Systems & Networks Corp.  
Shepherd Mall Office Complex  
2401 NW 23<sup>rd</sup> Street - Suite 1D  
Oklahoma City, OK 73107

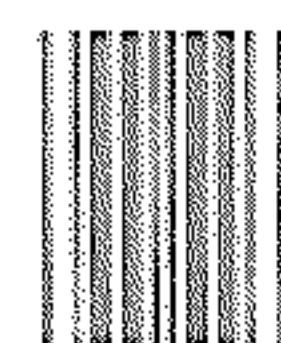
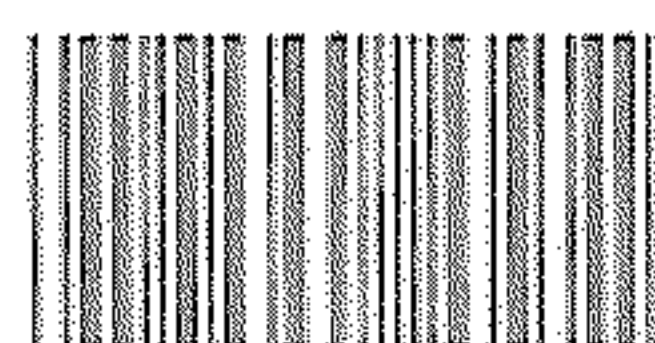
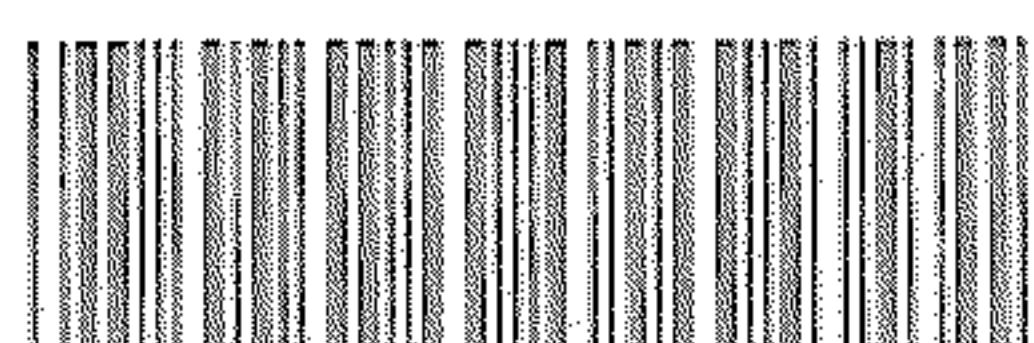
STATE OF ALABAMA )

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, **MidFirst Bank**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

A part of the Southwest Quarter of Northwest Quarter of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: commencing at a point in the center of the Southern Railway track at the East end of a culvert being the first culvert East of the Wilsonville Depot and run Easterly along the center of the Southern Railway track, a distance of 30 feet; thence Northerly and perpendicular to center line of Southern Railway 50 feet, being the Southeast corner of lot deeded to Dewey F. Bolton as shown by deed recorded in Deed Book 136, Page 77; thence in an Easterly direction and parallel with and 50 feet from centerline Southern Railway 355 feet for point of beginning, said point being the Southeast corner of the Sam Staudenmire lot; thence in a Northerly direction along East line of Stoudenmire lot a distance of 272 feet; thence in a Northeasterly or Easterly direction to an iron stake situated 15 feet East of a wateroak tree; thence run in a Northeasterly direction 300 feet, more or less, to a stake on West boundary of a lot formerly owned by H.R. Tolbert and known as Huston lot; thence in a Southerly direction along West line of said Huston lot 412 feet to North boundary of Southern Railway right of way; run thence in a Westerly direction along the Northerly

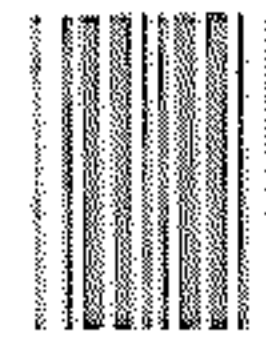
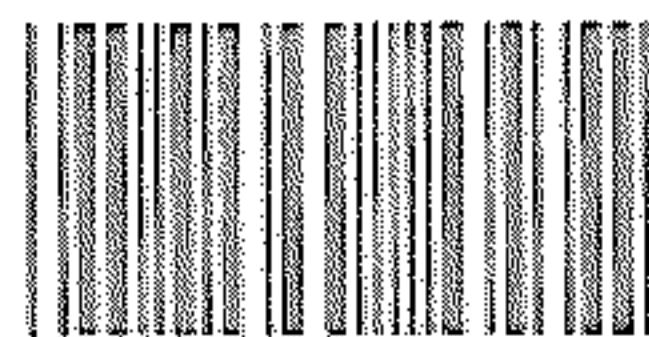
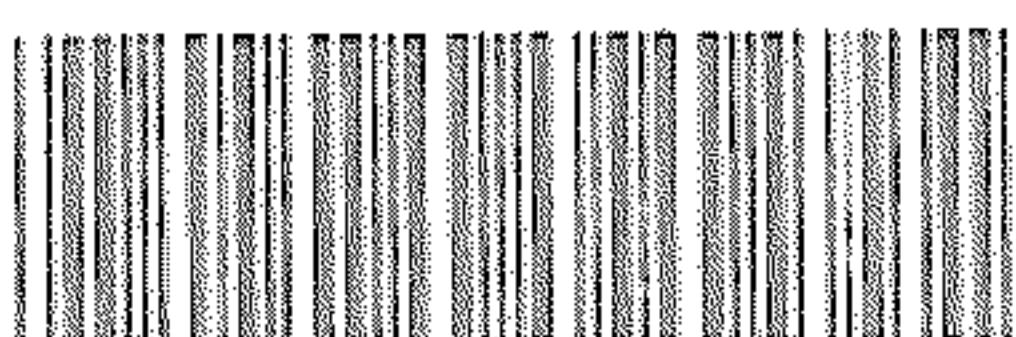


406261

**20180731000273560 07/31/2018 02:45:03 PM DEEDS 2/4**

boundary of said railway right of way 200 feet, more or less, to point  
of beginning. Situated in 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.

Executed on this 11<sup>th</sup> day of May, 2017.

MIDFIRST BANK

By: [Signature]  
Its: Vice President

STATE OF Oklahoma )  
COUNTY OF Oklahoma )

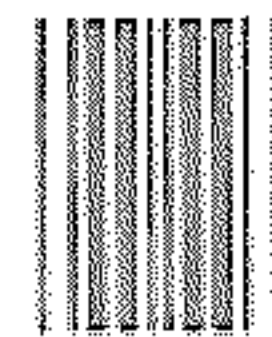
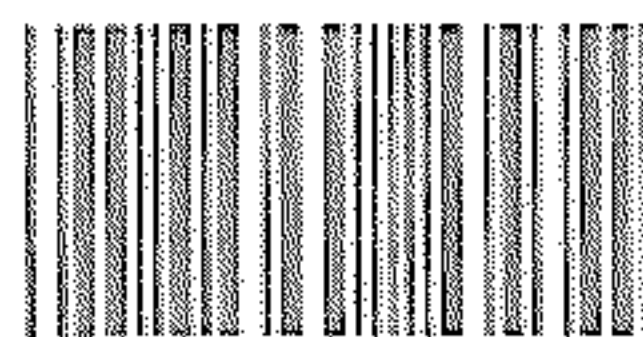
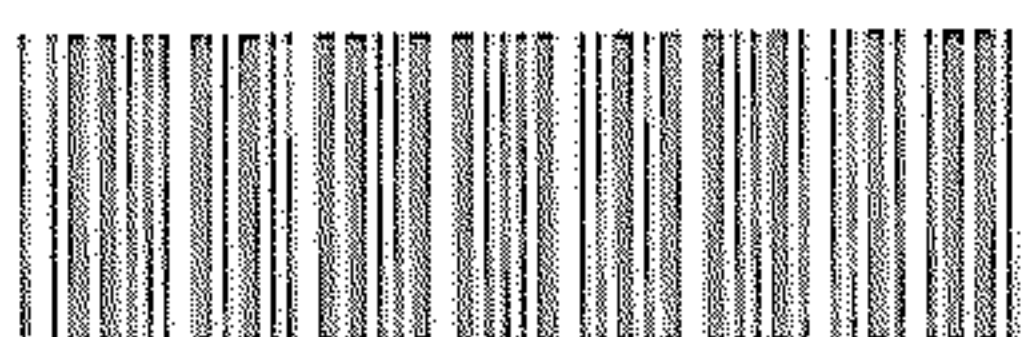
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Josh Miller, whose name as VICE PRESIDENT of MidFirst Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 11<sup>th</sup> day of May, 2017.



[Signature]  
Notary Public  
My Commission Expires: 3/6/20 Ted Snoddy

THIS INSTRUMENT PREPARED BY:  
Rebecca Redmond  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727



# Real Estate Sales Validation Form

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

Grantor's Name MidFirst Bank  
c/o MidFirst Bank

Grantee's Name Secretary of Housing and Urban  
Development

Mailing Address 999 NW Grand Blvd. Ste 100  
Oklahoma City, OK 73118

Mailing Address 4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

Property Address 40 Magnolia Lane  
Wilsonville, AL 35186

Date of Sale May 11, 2017

Total Purchase Price \$58,520.00

or

Actual Value \$

or

Assessor's Market Value \$

**20180731000273560 07/31/2018 02:45:03 PM DEEDS 4/4**

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 Foreclosure 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.

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 7/31/2018

Print Tiffany Sides, title specialist

☐ Unattested  
☐ (verified by)

Sign Tiffany Sides  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/31/2018 02:45:03 PM  
\$25.00 CHERRY  
20180731000273560

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.