



20190325000093620 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/25/2019 09:00:43 AM FILED/CERT

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 994117 / Adams

Send Property Tax Notice to:
Secretary of Housing and Urban
Development (c/o Information
Systems Network Corporation,
Shepherd Mall Office Complex,
2401 NW 23rd St Suite 1D,
Oklahoma City, OK 73107)

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HomeBridge Financial Services, Inc.**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Housing and Urban Development** (c/o Information Systems Network Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St Suite 1D, Oklahoma City, OK 73107), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 304, according to the Survey of the Final Plat, the Woodlands, Sector 3, as recorded in Map Book 33, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD, the said property hereinabove 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 the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED March 11, 2018, RECORDED IN INSTRUMENT NO. 20180328000102060, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, HomeBridge Financial (Grantor), by Kellie Rohling, its Sr Vice President who is authorized to execute this conveyance, has hereto set its signature and seal, on this 14 day of June, 2018.

HomeBridge Financial Services, Inc.

By: [Signature] (Seal)
Name: **Kellie Rohling**
Title: **Sr. Vice President**

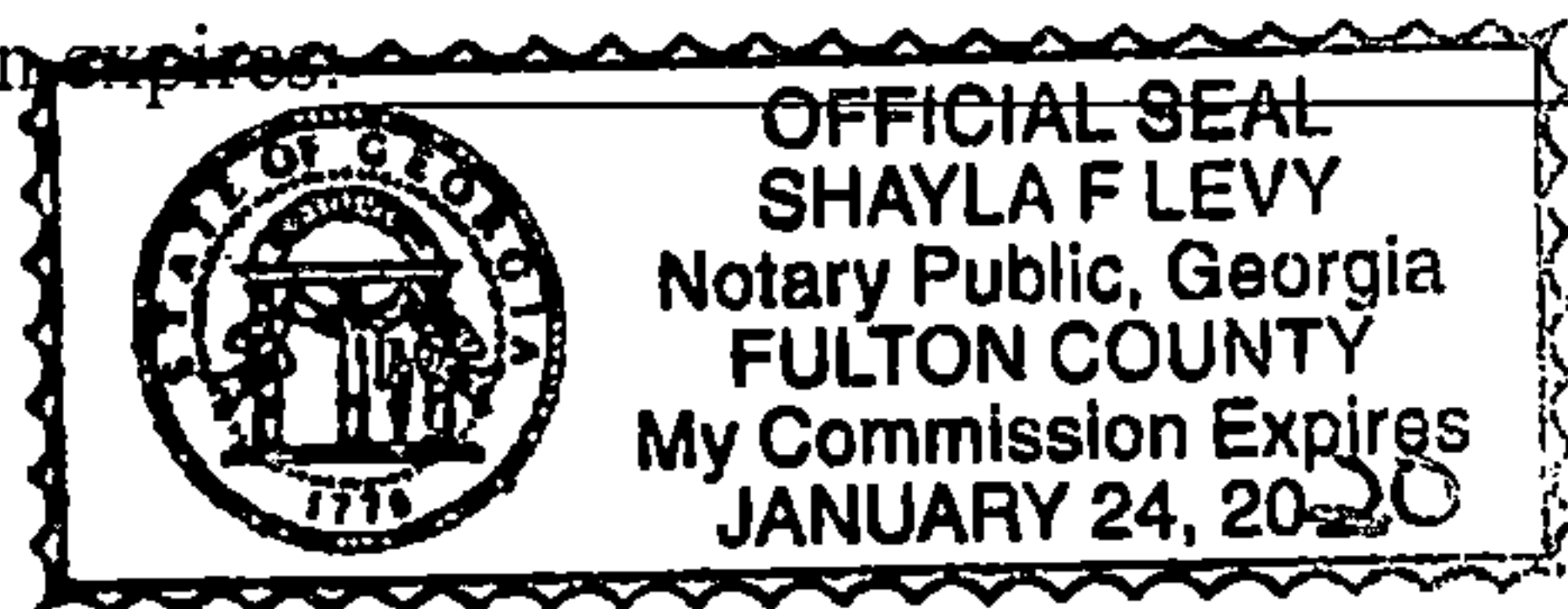
THE STATE OF Georgia
COUNTY OF Cobb


I, the undersigned Notary Public, in and for said county, in said state hereby certify that Kellie Rohling who is Sr Vice President of HomeBridge Financial 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 as such officer with full authority, executed same voluntarily for and as the act of

JUNE GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 14th day of June, 2018.

[Signature]
NOTARY PUBLIC

My Commission expires:




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Real Estate Sales Validation Form

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

Grantor's Name	HomeBridge Financial Services, Inc.	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	112 TownPark Drive Suite 300 Kennesaw, GA 30144	Mailing Address	2401 NW 23rd St Suite 1D, Oklahoma City, OK 73107
Property Address	1739 Oak Park Lane Helena, AL 35080	Date of Sale	March 5, 2018
		Total Purchase price	\$273,600.00
		or	
		Actual Value	
		or	
		Assessed Market Value	

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 FC Sale
<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.

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	<u>6/29/18</u>	Print	<u>Tracy Banovatz</u>
Unattested	<u></u>	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1