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FCDEEDS 1/7

Prepared by:  
Matthew W. Penhale, Esq.  
**MCCALLA RAYMER LEIBERT PIERCE, LLC**  
Two North Twentieth  
220th Street North, Suite 1000  
Birmingham, Alabama 35203  
File Number: 955317 / Lee

Send Property Tax Notice to:  
Federal Home Loan Mortgage  
Corporation (1410 Springs Hill  
Road, McLean, VA 22102)

## **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, **Select Portfolio Servicing, Inc.** (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), (hereinafter referred to as "GRANTEE"), 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 74, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, in the Probate Office of Shelby County, Alabama.**

**Subject to any restrictions, easements and rights of way of record.**

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 FEBRUARY 27, 2020, RECORDED IN INSTRUMENT NO. 20200303000082830, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**\* Select Portfolio Servicing, Inc.**

IN WITNESS WHEREOF, \* (Grantor), by Whitney Robinson, its Document Control Officer  
who is authorized to execute this conveyance, has hereto set its signature and seal, on this 1st day of  
May, 2020.



Select Portfolio Servicing, Inc

By: [Signature] 5/1/2020 (Seal)

Name: Whitney Robinson

Title: Document Control Officer

Corporate Resolution

Attached as Exhibit B

THE STATE OF Utah  
COUNTY OF Salt Lake

\* Personally Known

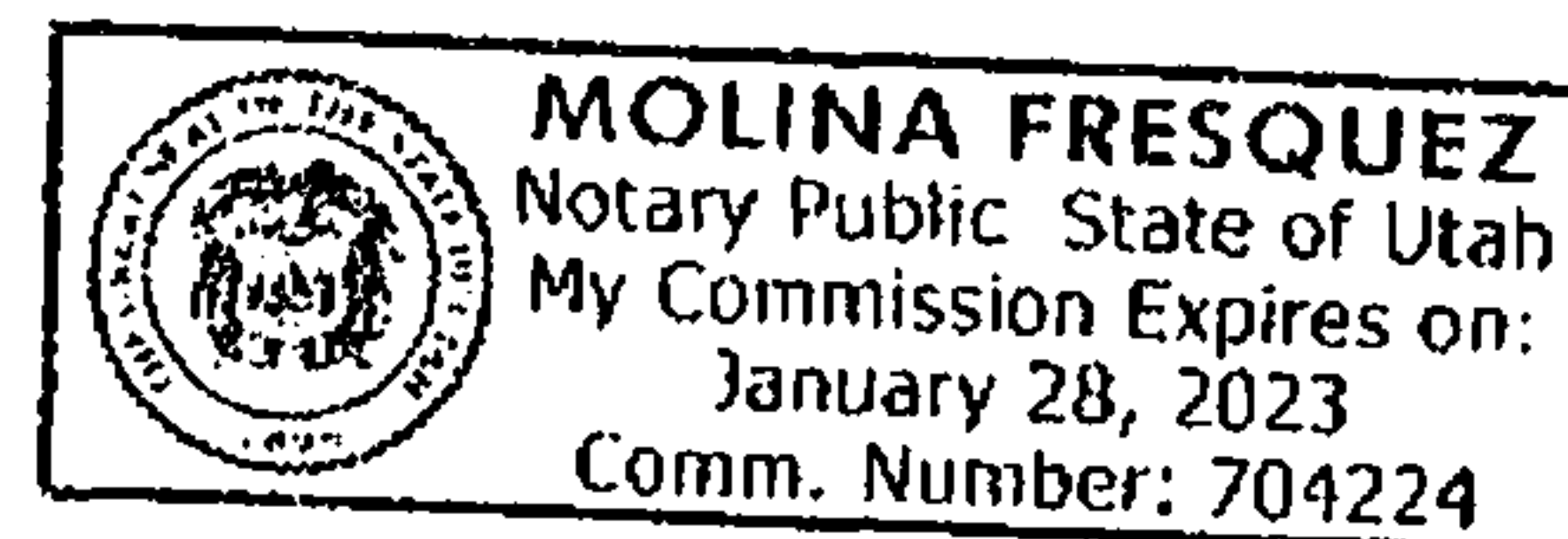
Δ Select Portfolio Servicing, Inc.

I, the undersigned Notary Public, in and for said county, in said state hereby certify that  
Whitney Robinson who is \* Doc. Control Officer of Δ 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  
Doc. Control Officer.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 1 day of  
May, 2020.

[Signature]  
NOTARY PUBLIC

My Commission expires: JAN 28 2023



02.21.2020

**SELECT PORTFOLIO SERVICING, INC.  
CERTIFICATE OF AUTHORITY**

I, Jason H. Miller am duly appointed Secretary of Select Portfolio Servicing, Inc. (the "Corporation"), a corporation organized under the laws of the State of Utah, and do hereby certify as of the date of this certification that the following individuals have been duly elected by the Directors of the Corporation or appointed as otherwise authorized pursuant to the Corporation's Bylaws:

- A. The following Officers of the Corporation are duly elected, designated as Servicing many servicing agreements, pooling and servicing agreements, custodial agreements, or similar documents, and are authorized, empowered and directed to take all action, to act as authorized signors, and to execute and deliver all documentation necessary in order to carry out the principal business activities of the Corporation:

Timothy J. O'Brien	Chief Executive Officer	<b>EXHIBIT "B"</b>
Randhir Gandhi	President and Chief Operating Officer	
Lester Cheng	Executive Vice President – Business Development	
Jason H. Miller	Executive Vice President – General Counsel and Secretary	
Darrin Dafney	Executive Vice President – Jacksonville Operations	
Jeff T. Graham	Executive Vice President – Chief Compliance Officer and Assistant Secretary	
Peter J. Crowley	Executive Vice President – Chief Financial Officer	
Jacqueline Johnson	Executive Vice President – Human Resources	
Bryan Symkoviak	Senior Vice President – Analytics	
Kevin Warren	Senior Vice President – Loss Mitigation	
Amanda Brinkerhoff	Senior Vice President – Loan Resolution	
Joseph E. Arico	Senior Vice President – Default Management	
Murali Palanganatham	Senior Vice President – Information Technology	
Curtis Pulsipher	Senior Vice President – Loan Administration	
Kalyana C. Nimmagadda	Senior Vice President - Servicing Administration	
Anthony Rasquinha	Senior Vice President – Application & Software-as-a-Service (SaaS)	
Cameron L. Ward	Assistant Secretary	

- B. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, nondisclosure agreements, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be



02.21.2020

reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of **Vice President**:

Amy J. DelaCerna	James Burphy	Nate Green
Andrew Welch	Jamie Houston	Ravikanth Tadinada
Brent Bonham	Jennifer Szczykowski	Russ Thomas
Brock Riley	Kevin Funk	Sara Montoya
Cameron L. Ward	Kevin Rucci	Shaun Dennery
Chris Wheeler	Michael (Bud) Hertig	Susan Bassett
Dennis Cook	Michael Kruger	Timothy P. O'Shea
Dustin Stephenson	Michele L. Crampton	Troy Rasmussen
Gordon Canada	Michelle Simon	Valerie Ruseler
Greg Ott	Mike Maynard	William M. Wareham

- C. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of **Document Control Officer**:

Aaron Call	Jackie Anderson	Mikenzie Summers
Adilene Delgado	Jacob Cantwell	Mindy Farnsworth
Alex Burke	Jaime Gilson	Mindy Sandoval
Alice Royce	Janae Smith	Miquel Flint
Alisha O. Yeates	Janalyn Lievano	Miranda Sanchez-Echegaray
Alma Garcia	Jared Murphy	Monica Hagan
Alyssa Sanders	Jeaneen Chandler	Monica Rodriguez
Ambur Davis	Jeanette Navajo	Nanda Sookhai
Andrea Cordova	Jennifer Archibald	Neiba Prieto
Andrew Benefiel	Jennifer Cano	Nicholas Wright
Aneita Montgomery	Jennifer Foster	Oliver Muñoz
Arielle Hamm	Jennifer L. Hoisington	Oliver Reid
Ashley Cox	Jennifer M. Trujillo	Omu Sherpa

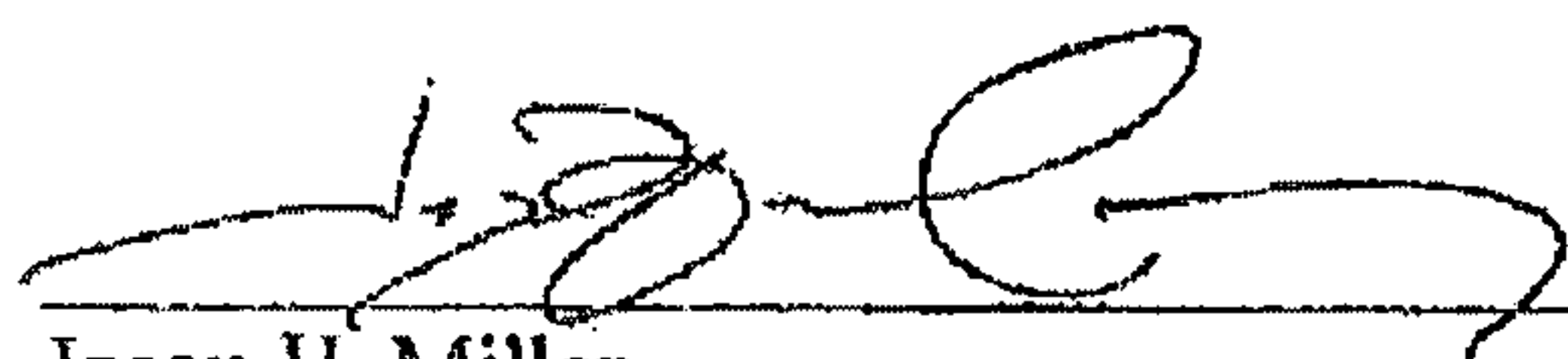
02.21.2020

Ashley Siolo	Jessica Samaniego	Otto Castillo
Asuncion Santiago	Jezsica Martinez	Paige Bushnell
Barbara Neale	Jill Johnson	Paige Midgley
Bernie Echt	Jo Robinson	Palina Thorsted
Bertha Vanessa Acosta	Jocelyn Lopez	Patrick Pittman
Betsy Romero	Jolene M. Whitaker	Patrick Riquelme
Bill Koch	Jon Korhonen	Paul Carranza
Birgitt Murphey	Jonathan Fournier	Paul Douglas
Bradley F. Nash	Joni McCloy	Pauline Kunz
Brandi DeGrey	Jordan Benincosa	Peter Adam Borowczyk
Brian Lanstra	Jorge Pinero	Polliann Pierce
Brian Leach	Josie Syphus	Rachel Funk
Brittany Deppe	Juan Granados	Rachel M. Erickson
Brooke Gardiner	Julie Martell	Rahjaun Peevy
Bryan Ball	Julio Martinez	Randall Wessman
Bryce Braegger	Justin Thomas	Ray Salazar
Callie Nelson	Kajay Williams	Rebecca Evans
Carey Bradshaw	Karter Nelson	Rebecca Galley
Carrie Sumner	Katy Kamahele	Reid Vaenuku
Che Croston	Kaylee Yamashita	Rhiannon Edmunds
Chelsea Giauque	Kendall Procun	Ricardo Garcia
Christina Zamora	Kenneth B. Hampton	Richard Ortiz
Christine Wells	Kenton Mattingley	Rob J. Musgrave
Christopher Lettig	Kiara Richardson	Rocio Rothaar
Cindy Gonzalez	Krista Beierle	Roselia Chavez
Cindy Hill	Kristen Lake	Ruth Mendoza
Claudia Cortez	Kyle Runyan	Ryan Fullmer
Collin Edwards	Kylie Keeney	Ryan Hyland
Conrad Stribakos	Larry Gonzales	Ryan Stanger
Cora Allen	Laura B. Shepherd	Rylee Bender
Coty Evans	Laura H. Marshall	Rylie Naylor
Cruz Garcia	Laura Lynn Dyson	Samuel Dearden
Curtis Chapa	Lawrence M. Nardi	Sandi Widdowson
Cyndal Maschi	Linda Holmes	Shanda Simmons
Cynthia May	Lindsey Stewart	Shanda Swilor
Damari Shackelford	Lisa Rene Jones	Shantel Mota-Harmon
Damon Wilkinson	Lizette Torres	Shawna Myers
Daniel Maynes	Lloyd E. May	Shawntelle Kehr
Daniel Whalen	Lorena Medina	Shelbie Russell
David Hanson	Louise Farrer	Sherri Zombro
David Romo	Lucretia Birkinshaw	Sherrilyn Heflin
Deborah S. Ryan	Ludjin Delgado	Sherry Benight
Debra Kenter	Luis A. Ruiz-Velazquez	Sherry Nielsen
Derrick Miles	Luisa Alfonso	Siobhan Billingsley

02.21.2020

Destiny Taylor	Lusi Talili	Stephanie Davey
Diane Harward	Lyndzie Webster	Stephanie Jolley
Diane Weinberger	Madison DaRonche	Stephanie Runyan
Dilan Foutz	Maggie Wood	Stephanie Salazar
Douglas Bohne	Malissa Wilkins	Stephanie Stoddard
Douglas C. Bradley	Malloric Savage	Taisha Martinez
Elexus Puerta	Mandy Masters	Tammy Patterson
Eli Ollerton	Marco Montes De Oca	Taylor Davis
Elmer Hoyos	Marcos Martinez	Terry Boren
Emily C. Kern	Maria G. Fritz	Tiffany Skaife
Emily Kate Allen	Maria Soberon	Tony Wilde
Eric Moore	Mark Syphus	Toon Hobbs
Erica Haro	Mary Angie Judd	Trent Roesbery
Erik Allen	Mary Jean Thomas	Trevor Spencer
Eunice Hewlett	Matt Huerta	Valerie Bielik Draeger
Fermina Dutson	Matthew Romrell	Veronica Hernandez
Frieda Maluia	Megan Koontz	Vildana Jasarevic
Gabriela Gutierrez	Melissa Braun	*Whitney Robinson
Gabrielle McKnight	Melissa Schultz	William A. Linares
Gina Feigh	Merlobel Custodio	Willie Scott
Gina Hiatt	Mesepa Aleki	Yanko D. Arreguin
Gina L. Villagomez	Michael Burke	Yesenia Bustillos
Gina Tolman	Michelle Enoch	Zandy Amezcua
Heather Perkins-Canas	Michelle Kirchhefer	Zinnia Bozo
Isaac Garcia	Miguel Bocanegra	Zury Oakey
Isaac Linares		

Dated: February 21, 2020

  
 Jason H. Miller  
 Secretary



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

**Grantor's Name** Select Portfolio Servicing, Inc.  
**Mailing Address** 3217 S. Decker Lake Dr.  
 Salt Lake City, UT 84119

**Grantee's Name** Federal Home Loan Mortgage Corporation  
**Mailing Address** 1410 Springs Hill Road  
 McClean, VA 22102

**Property Address** 2001 Jackson Ln  
 Helena, AL 35080

**Date of Sale** February 19, 2020

**Total Purchase Price** \$ 181,213.20

or

**Actual Value**

\$

or

**Assessor's 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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Foreclosure

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 5/12/2020

Unattested

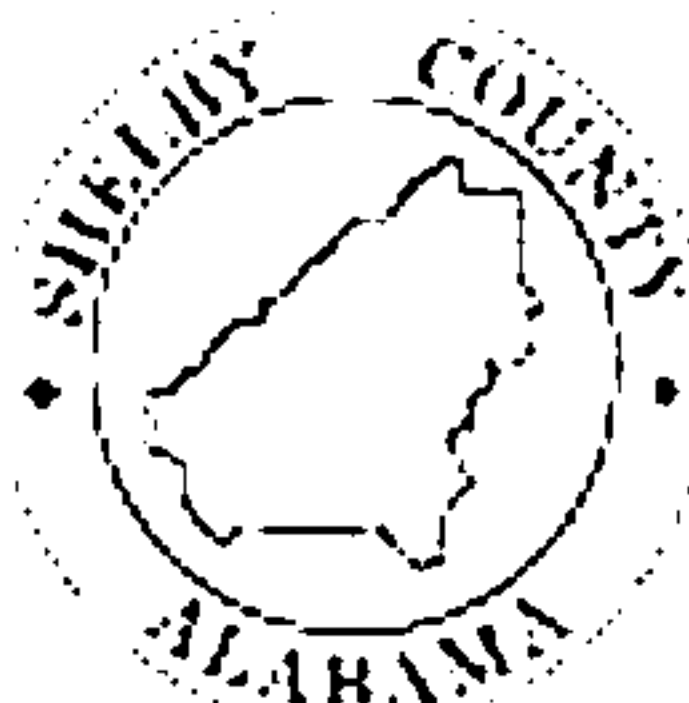
(verified by)

Print

Sign

(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  
 05/12/2020 03:40:38 PM  
 \$41.00 JESSICA  
 20200512000187780

*Allen S. Bayl*