



20121106000425390 1/3 \$19.00  
 Shelby Cnty Judge of Probate, AL  
 11/06/2012 08:23:10 AM FILED/CERT

STATE OF ALABAMA  
 COUNTY OF **SHELBY**

FHA CASE NO.: **0116182796703**

KNOW ALL MEN BY THESE PRESENTS that for ONE HUNDRED THIRTY FIVE THOUSAND, TWO HUNDRED THIRTY EIGHT DOLLARS AND 44/100 (\$135,238.44) 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 4, ACCORDING TO THE SURVEY OF DOUGLAS MEADOWS, AS RECORDED IN MAP BOOK 15, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS: (for informational purposes only) 106 DOUGLAS DR. ALABASTER, AL 35007**

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 2nd day of OCTOBER, 2012.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 2nd day of OCTOBER, 2012.

**Flagstar Bank, FSB**

AFFIX CORPORATE SEAL

BY: [Signature]  
Sean Kelly

Its: Vice President

ATTEST: [Signature]  
Robin Kennedy - Colnaghi

Its: Assistant Vice President

ACKNOWLEDGMENT

State of Michigan

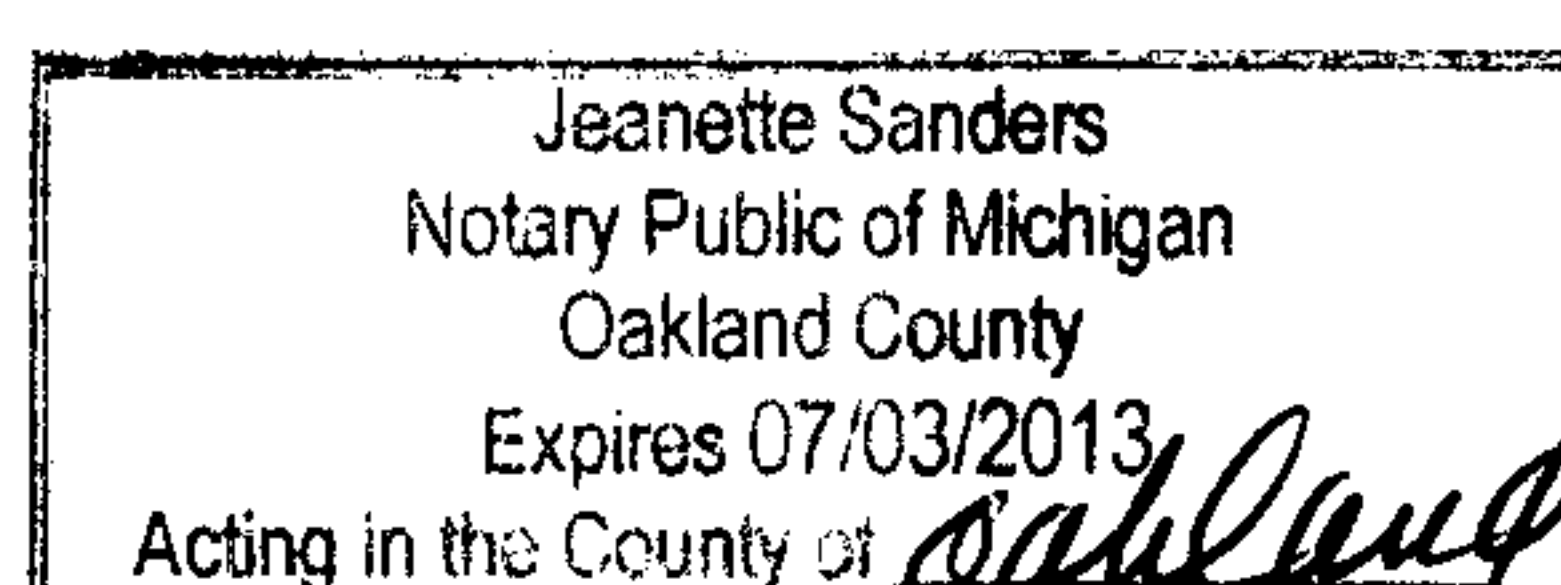
County of Oakland

On Oct 2nd, 2012 before me, Jeanette Sanders, personally appeared Sean Kelley, VP, and Robin Kennedy-Colnaghi, AVP 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 MI that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeanette Sanders



Grantee's Address:

**Secretary of Housing & Urban  
Development  
600 Beacon Parkway West  
Beacon Ridge Tower Suite 300  
Birmingham, AL 35209**

Grantor's Address:

**Flagstar Bank, FSB  
5151 Corporate Drive  
Mail Stop: S-124-3  
Troy, Michigan 48098**

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
Arthur Beasley  
9276-128



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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 Flagstar Bank, FSB  
Mailing Address 5151 Corporate Drive  
Mail Stop: S-124-3  
Troy, Michigan 48098

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

Property Address 106 Douglas Dr.  
Alabaster, Alabama 35007

Date of Sale 10/2/2012

Total Purchase Price \$ 135,238.44

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


☐ Appraisal

☐ Sales Contract

☒ Other Bid at foreclosure sale rec in Inst #20120503000152930

☐ Closing Statement

If the conveyance document presented for recordation contains all of the above, the filing of this form is not required.

  
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## 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 10/31/12

Print William McFadden

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1