

20130221000073560 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/21/2013 11:32:22 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO. AL0116015364703

KNOW ALL MEN BY THESE PRESENTS that for TWO HUNDRED TWENTY TWO THOUSAND, NINETY THREE DOLLARS AND 24/100 (\$222,093.24) 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 75, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 5, AS RECORDED IN MAP BOOK 29, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: (for informational purposes only) 134 Hermitage Lane, Calera, Alabama 35040

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 16 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 16 day of OCTOBER, 2012.

AFFIX CORPORATE SEAL

Flagstar Bank, FSB

BY: [Signature]
Sean Kelly
Its: **Vice President**

ATTEST: [Signature]
Robin Kennedy-Colnaghi
Asst Vice President
Its: _____

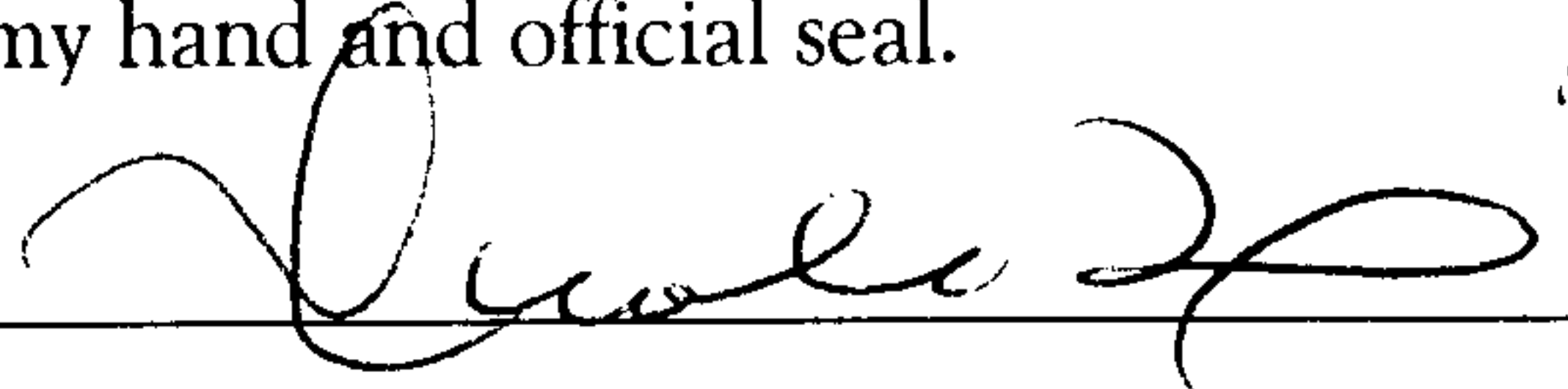
State of MICHIGAN

County of OAKLAND

On 10-16-2012 before me, Nicole Fox, personally appeared Sean Kelly, and Robin Kennedy-Colnaghi 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 

NICOLE FOX
NOTARY PUBLIC, Macomb County, MI
My Commission Expires July 18, 2013
Acting in Oakland County, MI

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
Amanda Reed
9276-187

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, Michigan 48098

Grantee's Name Secretary of Housing & Urban Deve
Mailing Address 600 Beacon Parkway West
Beacon Ridge Tower, Suite 300
Birmingham, Alabama 36209

Property Address 134 Hermitage Ln,
Calera, Alabama 35040

Date of Sale October 16, 2012
Total Purchase Price \$ 222,093.24

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

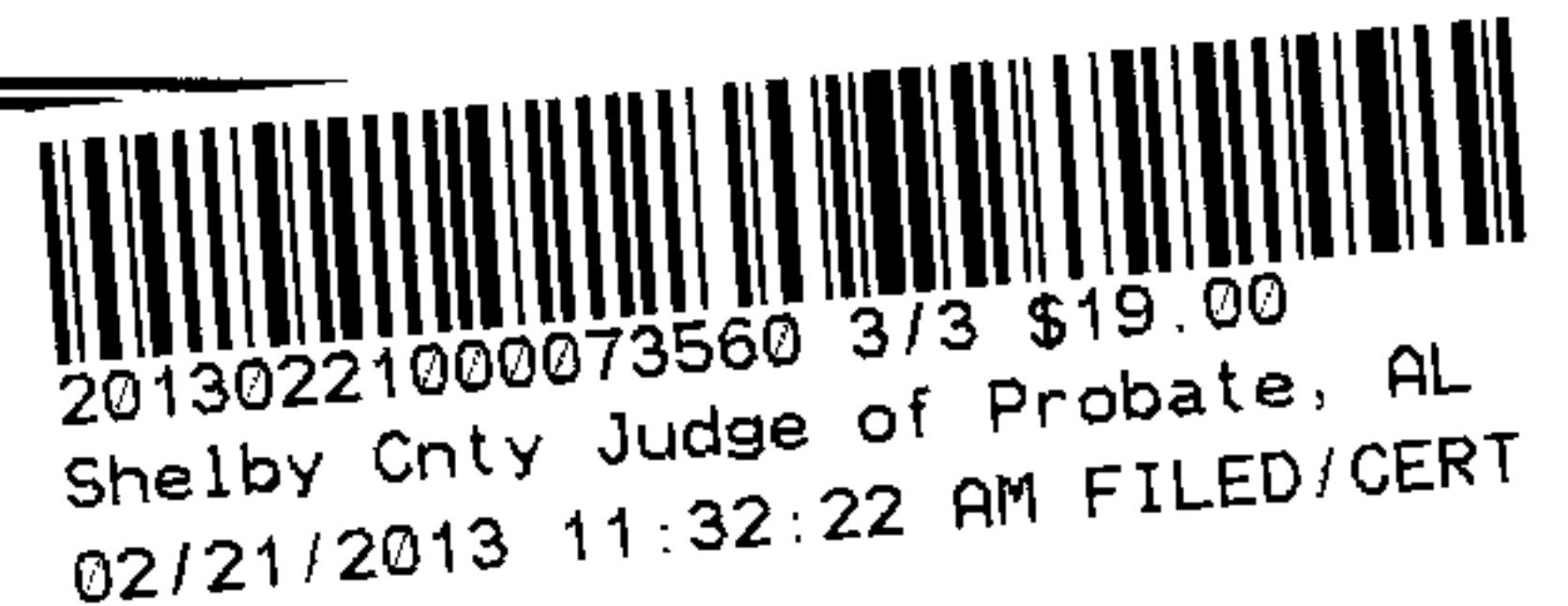
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other 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.

Instructions

Grantor's name and mailing address - provide the name of the person or 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 2/15/13

Print William S. McFarland

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1