

20130222000074730 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/22/2013 10:06:49 AM FILED/CERT

FHA# 1155236937033
MMC# 55375270

Andrew D. Banks and spouse Annika L. Strickland
MAP#12-0148

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, MidFirst Bank, a corporation, in hand paid by Secretary of Housing and Urban Development, His Successors and Assigns, the receipt of which is hereby acknowledged, the said MidFirst Bank does by these presents grant, bargain, sell and convey unto the said Secretary of Housing and Urban Development the following described real estate, situated in Shelby County, Alabama:

Lot 106, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

TO HAVE AND TO HOLD, to the said Secretary of Housing and Urban Development, His Successors and Assigns, and the Secretary's purchasers, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to current taxes which constitute a lien accruing but not yet due and payable. Subject to easements, restrictions, rights of way, and limitations of record.

And said MidFirst Bank does for itself, its successors and assigns, covenant with said Secretary of Housing and Urban Development, and the Secretary's purchasers, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Secretary of Housing and Urban Development, His Successors and Assigns, and the Secretary's purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said MidFirst Bank, by Cody Risner, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 7 day of Feb, 2013.



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ATTEST:

Donna Morris
Assistant Secretary
(Corporate Seal)

MidFirst Bank

By:

NAME: Cody Risner
TITLE: VICE PRESIDENT

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

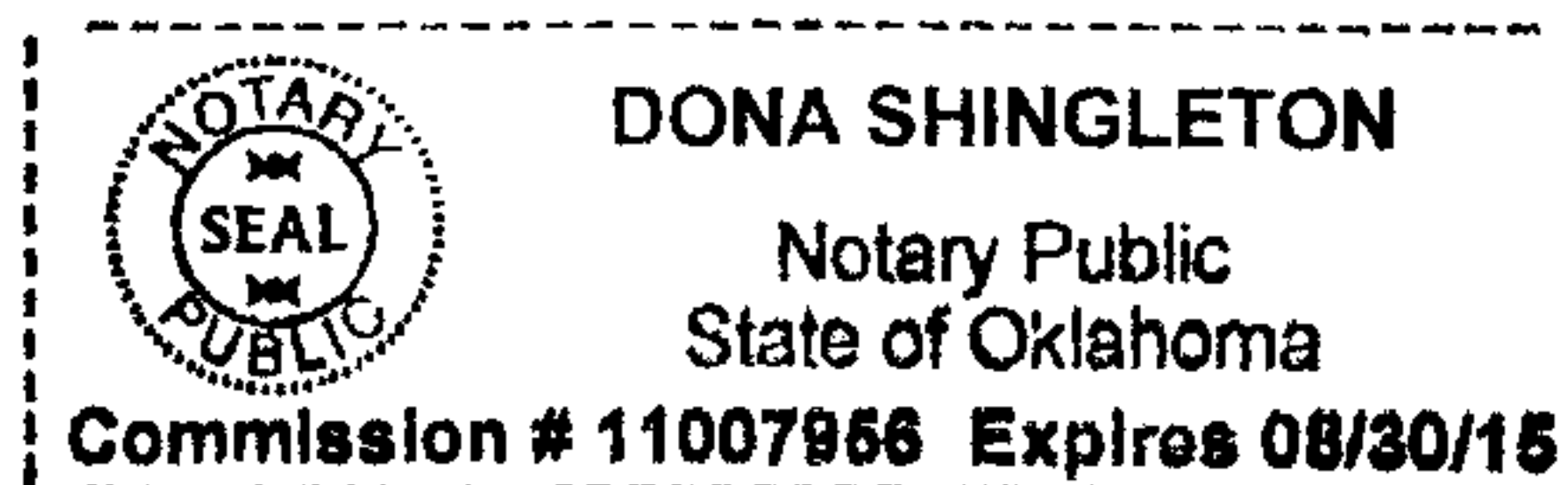
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Cody Risner, as Vice President and Donna Morris, as Assistant Secretary of MidFirst Bank are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7 day of Feb, 2013

Instrument prepared by:
Mark A. Pickens, P.C.
Mark A. Pickens
Post Office Box 59372
Birmingham, AL 35259

Notary Public
Commission Expires 1/1/1

Grantee's Address:
Dept. of Housing/Urban Development
Atlanta Homeownership Center
40 Marietta Street
Atlanta, GA 30303-2806



Real Estate Sales Validation Form

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

Grantor's Name Mid First Bank
Mailing Address P.O. Box 268950
Oklahoma City, OK
73126

Grantee's Name U.S. Dept of Housing & Urban Dev
Mailing Address Atlanta Homeownership Center
40 Marietta St
Atlanta, GA 30303

Property Address 448 Cambrian Ridge Trail
Polk, AL 35124

Date of Sale 2/17/13

Total Purchase Price \$

or

Actual Value

\$

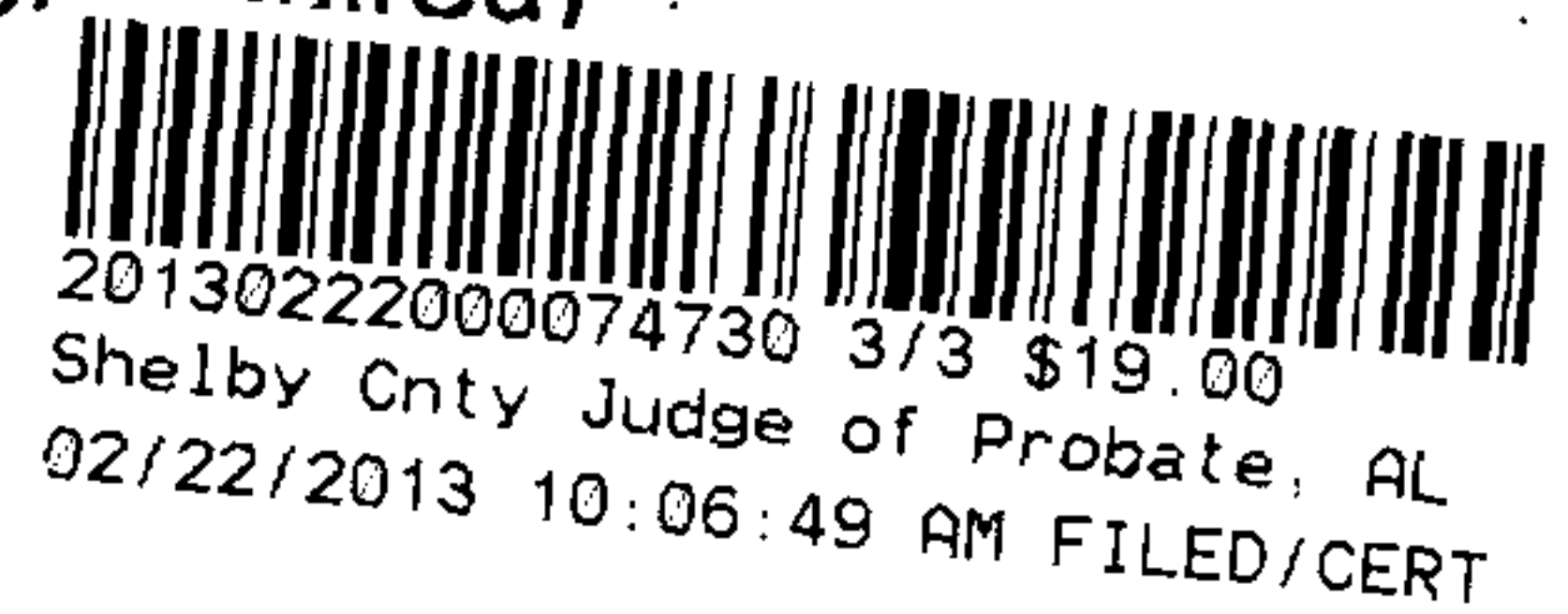
or

Assessor's Market Value \$ 127,100

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



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 2/21/13

Unattested

(verified by)

Print

Sam Robins

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1