

20130325000122830 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/25/2013 12:49:07 PM FILED/CERT

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209  
BRR-130200024S

Send Property Tax Notice to:

157 Grasonville Rd  
Alabaster AL  
35007

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) cash in hand paid to

**Flagstar Bank, FSB**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Felicia Hinton**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto and incorporated herein**

Source of Title: Instrument #20121024000409090

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20121024000409090.**

114000.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Flagstar Bank, FSB, has caused these present to be executed in its name and on its behalf as aforesaid, on this 27 day of February, 2013.

Shelby County, AL 03/25/2013  
State of Alabama  
Deed Tax: \$6.00

**Flagstar Bank, FSB**  
**By: Green River Capital, LLC**  
**as Attorney in Fact**

BY: [Signature] (Name)  
**AVIVA BUSH VICE PRESIDENT**  
Its: [Signature] (Title)

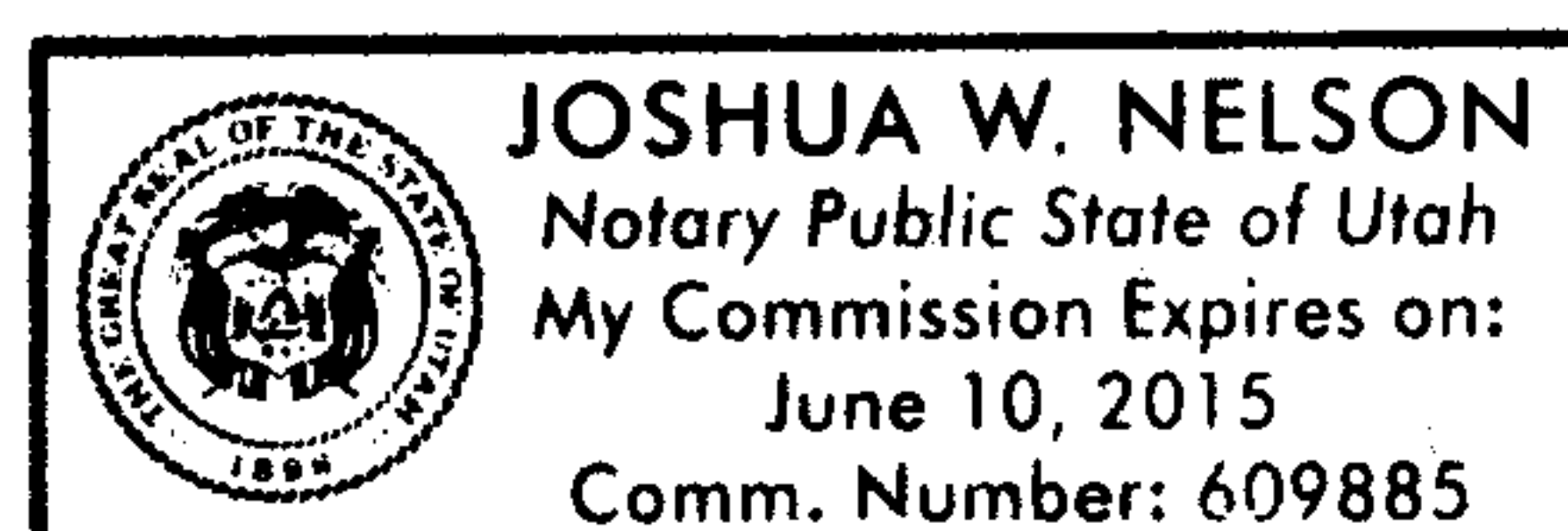
State of Utah  
County of Salt Lake

I, Joshua W. Nelson, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Aviva Bush, V.P. of Green River Capital, LLC, whose name as Attorney-in-Fact for Flagstar Bank, FSB, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of Feb., 2013.

[Signature]  
Notary Public

My Commission Expires: June 10th, 2015  
[Seal]



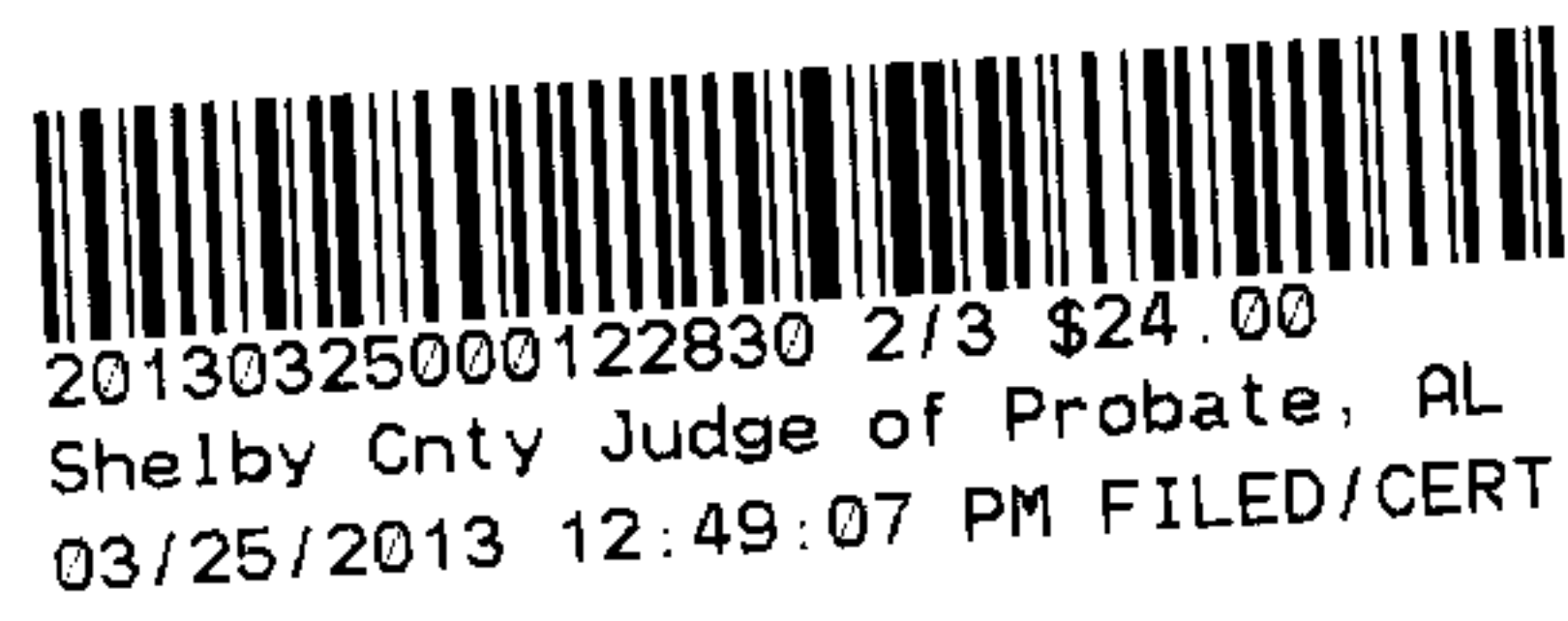
Reference:

157 Grasonville Road, Alabaster, AL, 35007  
Servicer Loan #: 0502351885

**Exhibit A**

Lot 88, according to the plat of Chesapeake Subdivision as recorded in Map Book 37, Page 123 in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 157 Grasonville Road, Alabaster, AL 35007



**Reference:**

157 Grasonville Road, Alabaster, AL, 35007

Servicer Loan #: 0502351885



# Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Flagstar Bank, FSB  
2691 S. Decker Lake Lane  
West Valley City, UT 84119

Grantee's Name

Mailing Address

Felicia Hinton  
4301 Betty Williams CV  
Birmingham AL 35224

Property Address

157 Grasonville Road  
Alabaster, AL 35007  
Shelby County, Alabama

Date of Sale

3-20-13

Total Purchase Price \$

120,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20130325000122830 3/3 \$24.00  
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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

☐ 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 3-27-13

Print

Dawn Collier

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one