

INVESTOR NUMBER: 011-6642489-703

Fifth Third Bank CM #: 252552


MORTGAGOR(S): LEON JAMES MCEWEN

Grantee's Address:

Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

STATE OF ALABAMA)

COUNTY OF SHELBY)


20130404000140180 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/04/2013 01:42:23 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Fifth Third Mortgage Company**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 44, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Condition and Restrictions of Applegate Townhouse, and recorded in Real 63, Page 634, in said Probate Office; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this

«Field1» *SWD* *

deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 5th day of FEBRUARY, 2013.

**FIFTH THIRD BANK AS SERVICER FOR
FIFTH THIRD MORTGAGE COMPANY**

By: [Signature]
MB McCoy
Its: Vice President

By: [Signature]
Brad Griffith
Its: Assistant Vice President

STATE OF OHIO)

COUNTY OF HAMILTON)

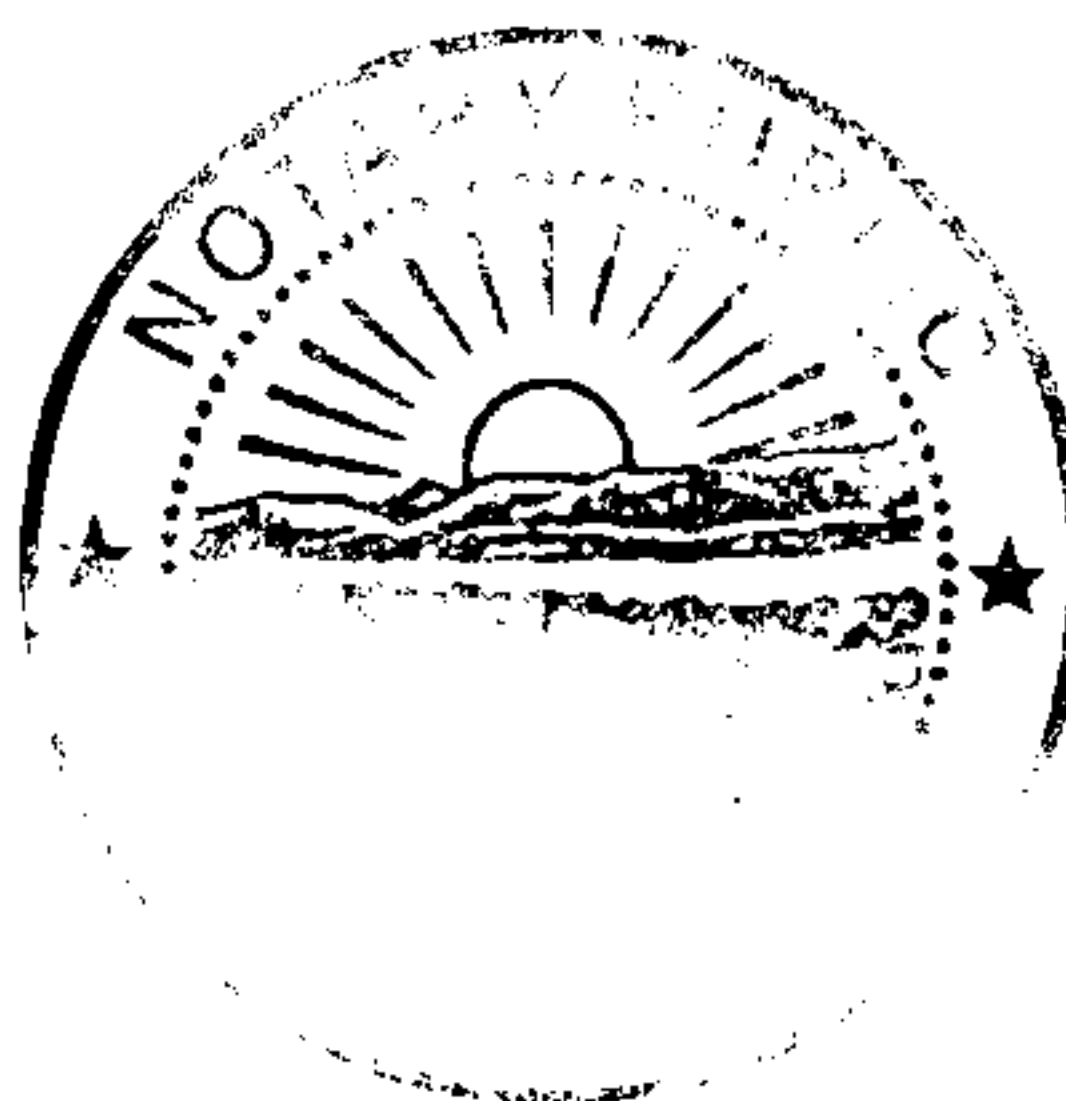
I, BENJAMIN HECKERT, a Notary Public in and for said County in said State, hereby certify that MB McCoy + Brad Griffith whose name as Vice President & AVP of Fifth Third Mortgage Bank as servicer for Fifth Third Mortgage Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Vice President and Assistant Vice President, respectively, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 5th day of FEBRUARY, 2012.

[Signature]
Notary Public

My Commission Expires: 11-18-15

THIS INSTRUMENT PREPARED BY:
Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



BENJAMIN HECKERT
Notary Public, State of Ohio
My Commission Expires
November 18 2015

«Field1» *SWD* *

20130404000140180 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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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	<u>Fifth Third Mortgage Company</u> <u>c/o Fifth Third Bank</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>38 Fountain Square Plaza</u> <u>Mail Drop 109082-3172</u> <u>Cincinnati, OH 45263</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>1509 Applegate Lane</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>02/05/2013</u>
		Total Purchase Price	<u>\$81,250.85</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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 4/2/2013

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

