


INVESTOR NUMBER: 011-6628147-703

Flagstar Bank, F. S. B. CM #: 258894

MORTGAGOR(S): DEBRA MCCLAIN AND RICKEY MCCLAIN

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


20130417000155990 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/17/2013 10:15:53 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

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, **Flagstar Bank, FSB**, 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 987, according to Final Plat of Waterford Highlands, Sector 4,
Phase 2, as recorded in Map Book 36, Page 15 A & B in the
Probate Office of 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 deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 1 day of Nov., 2012.

FLAGSTAR BANK, FSB



Sean Kelly VICE PRESIDENT

258894 *SWD* *G

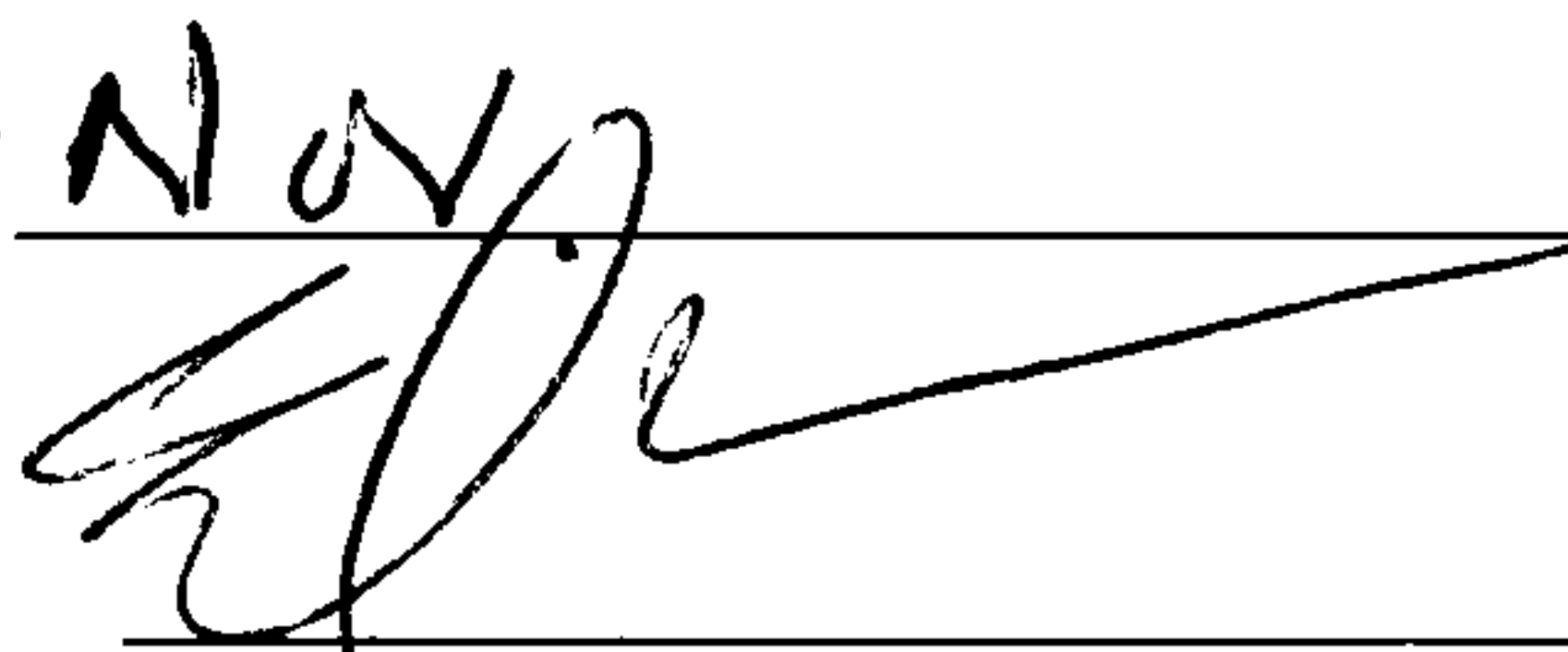
Its:

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

I, EVELYN D. MESSINA, a Notary Public in and for said County in said State, hereby certify that Sean Kelly, whose name as VICE PRESIDENT of Flagstar Bank, F.S.B., a corporation, 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1 day of Nov, 2012.




Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

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

EVELYN D MESSINA
Notary Public, State of Michigan
County of Macomb
My Commission Expires August 26, 2016
Acting in the County of Oakland


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258894 *SWD* *G

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>Flagstar Bank, FSB</u> <u>c/o Flagstar Bank, F. S. B.</u> | Grantee's Name | <u>Secretary of Housing and Urban Development</u> |
| Mailing Address | <u>5151 Corporate Drive</u> <u>Troy, MI 48098</u> | Mailing Address | <u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u> |
| Property Address | <u>3041 Highview Ln</u> <u>Calera, AL 35040</u> | Date of Sale | <u>11/01/2012</u> |
| | | Total Purchase Price | <u>\$212,546.60</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 4/15/2013

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by) _____

Sign _____
(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1