

20130515000200490 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/15/2013 09:49:26 AM FILED/CERT

FHA# 115759733703  
MMC# 54565285

Susan Moore, an unmarried woman  
MAP#12-0472

**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 8, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, page 126, in the Probate Office of Shelby County, Alabama; being situated in 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 Jane Rhoades its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 7 day of May, 2013.

ATTEST:  
Donna Morris  
Donna Morris  
Assistant Secretary  
(Corporate Seal)

MidFirst Bank  
By: [Signature]  
NAME:  
TITLE: VICE PRESIDENT

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

Jane Rhoades  
Vice President MidFirst Bank

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jane Rhoades, 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 May, 2013

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



TRICIA ARNOLD  
Notary Public  
State of Oklahoma

Commission # 09008005 Expires 09/24/13

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

[Signature]  
Notary Public  
Commission Expires 9/24/13

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STATE OF ALABAMA  
COUNTY OF Shelby

**SERVICEMEMBERS CIVIL RELIEF ACT**

Before me, the undersigned authority, in and for the State and County aforesaid, personally appeared Jane Rhoades as VICE PRESIDENT of MIDFIRST BANK, who being known to me, and being by me first duly sworn, deposes and states as follows:

KNOW ALL MEN BY THESE PRESENTS: That, Susan Moore is/are not in active military service and is/are not governed by Servicemembers Civil Relief Act (SCRA).

ATTEST:

Donna Morris  
Donna Morris  
ASSISTANT SECRETARY

(Corporate Seal)

MidFirst Bank

By: Jane Rhoades  
NAME: Jane Rhoades  
TITLE: VICE PRESIDENT  
Jane Rhoades  
Vice President MidFirst Bank

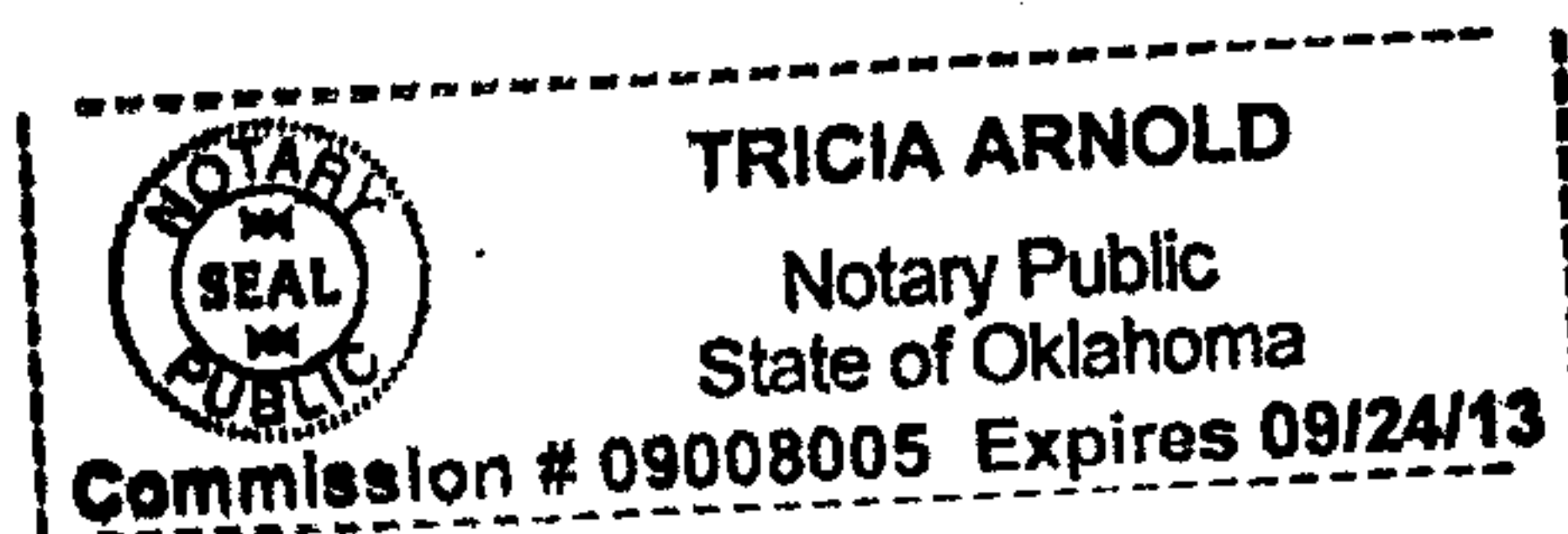
STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Donna Morris Jane Rhoades, 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 May, 2013.

Tricia Arnold  
Notary Public TRICIA ARNOLD  
Commission expires: 9/24/13

INSTRUMENT PREPARED BY:  
MARK A. PICKENS, P.C.  
P. O. BOX 59372  
BIRMINGHAM, ALABAMA 35259







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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 MidFirst 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 114 Sugar Drive  
Perham AL 35124

Date of Sale 5/7/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 107,200

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 5/14/13

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1