

THE STATE OF ALABAMA
COUNTY OF SHELBY

Craig Elsmore
13-002732
1338 Sequoia Trail
Alabaster, AL 35007

SPECIAL WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to PHH Mortgage Corporation (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Navajo Hills, 8th Sector, as recorded in Map Book 9, Page 94, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD, to the said Grantee, its successors 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 instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.


20130614000242980 1/4 \$22.00
Shelby Cnty Judge of Probate: AL
06/14/2013 09:51:52 AM FILED/CERT

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Alabaster, AL 35007

IN WITNESS WHEREOF, the said PHH Mortgage Corporation by Brian LaForest, its Vice President
and attested by Tanisha V. Thomas AVP, who is authorized to execute this conveyance, has hereto
set its signature and seal, this 21 day of MAY, 2013.

ATTEST (Corporate Seal)

PHH Mortgage Corporation

Tanisha V. Thomas
(Signature)

By:

[Signature]
(Signature)

Tanisha V. Thomas
PRINT NAME AND TITLE OF ATTESTING
OFFICIAL Assistant Vice President

Brian LaForest
Vice President
PRINT NAME AND TITLE OF EXECUTING
OFFICIAL

STATE OF New Jersey
COUNTY OF Burlington

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Brian LaForest and Tanisha V. Thomas whose names as Vice President and AVP,
respectively, of PHH Mortgage Corporation, 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 said conveyance, they, as such
officers and with full authority, executed the same voluntarily for and as the act of said association, acting in
its capacity as aforesaid.

Given under my hand and official seal, this the 21 day of MAY, 2013.

[Signature]
Notary Public

MY COMMISSION EXPIRES: 4/17/2018


GRANTEE'S ADDRESS:
Department of Housing and Urban Development

WILLIAM P. HARDEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/17/2018

20130614000242980 2/4 \$22.00
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Michaelson, Connor, and Boul
4400 Will Rogers Parkway,
Suite 300
Oklahoma City, OK 73108

This instrument prepared by:
Jeffrey A. Bunda
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216



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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
Mailing Address

PHH Mortgage Corp
2001 Bishop's Gate Blvd
Apt. M-101
Mount Laurel, NJ 08054

Grantee's Name
Mailing Address

Dept of Housing &
Urban Development
Michaelson, Conner & Bow
4400 Will Rogers Pkwy Ste
Oklahoma City, OK 73108 300

Property Address

1338 Sequoia Trail
Alabama, AL 35007

Date of Sale

5/14/13

Total Purchase Price

\$ 10.00

or

Actual Value

\$

or

Assessor's Market Value

\$ 156,800.00

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 6/14/13

Print Stacey Lovett

Sign

Stacey Lovett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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