


INVESTOR NUMBER: 011-5084754-703

CitiMortgage, Inc. CM #: 305350

MORTGAGOR(S): DREANA STENZ

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


20140214000041420 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/14/2014 10:35:39 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development of Washington, D.C., his Successors and Assigns of Oklahoma City, Oklahoma c/o Michaelson, Connor & Boul 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 76, according to the Survey of Wyndham-Wilkerson Sector, as recorded in Map Book 22, Page 143, in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements,

***305350* *SWD* *P**

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 3 day of February, 2014.

CitiMortgage, Inc.

By: Claudia Schuele 2/3/14
Name: Claudia Schuele
Its: Vice President- Document Control

STATE OF Kentucky)

COUNTY OF Boone)

I, Kathryn Obermeyer, a Notary Public in and for said County in said State, hereby certify that Claudia Schuele, whose name as Vice President Document Control of CitiMortgage, Inc., 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 said conveyance, he/she as such Vice President- Document Control and with full authority, executed the same voluntarily for and as the act of said Vice President- Document Control.

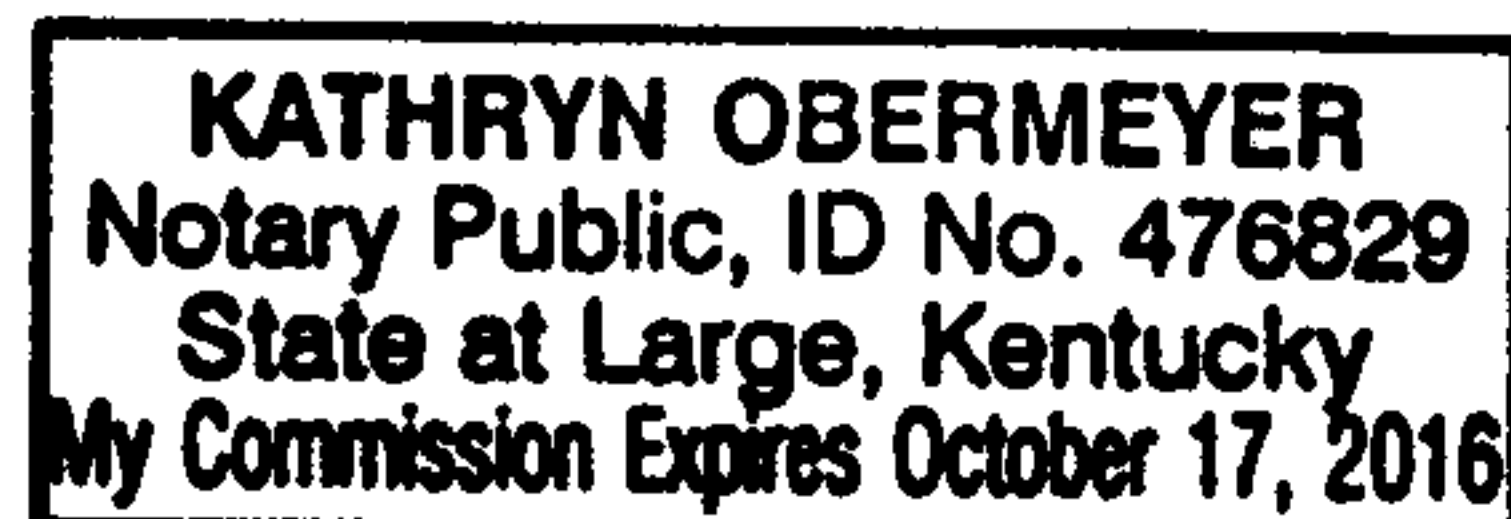
Given under my hand this the 3rd day of February, 2014.

Kathryn Obermeyer
Notary Public

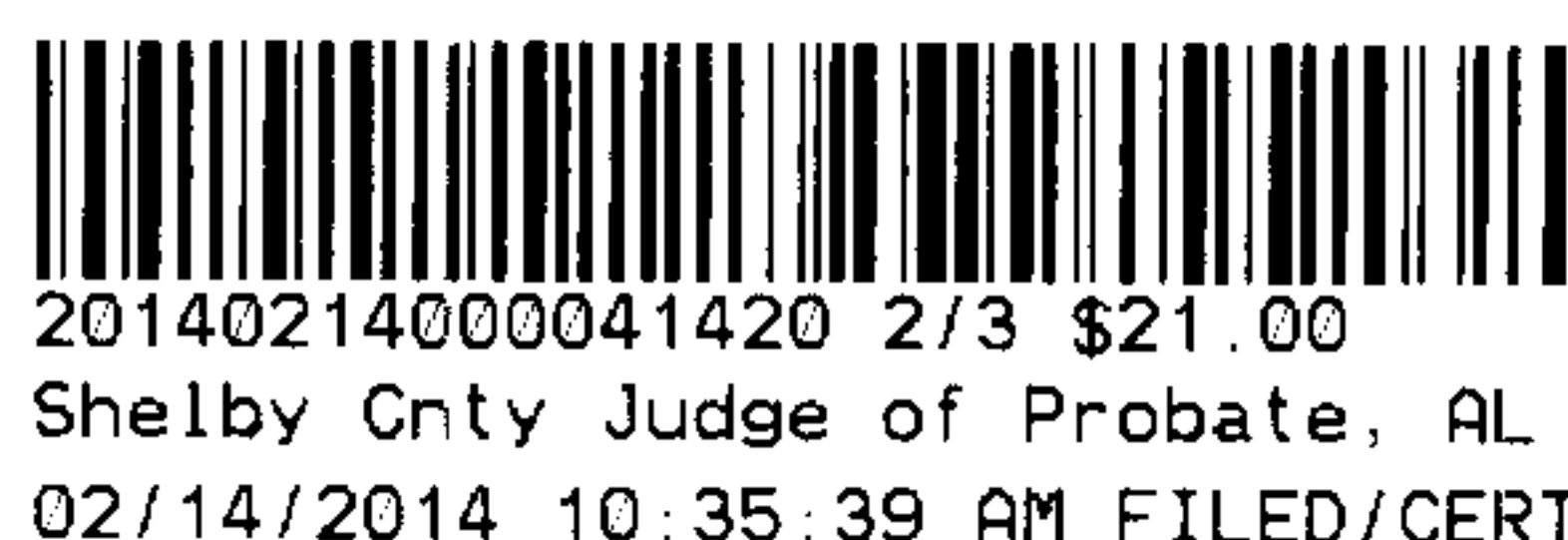
My Commission Expires: 10/17/2016

THIS INSTRUMENT PREPARED BY:

Rebecca Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



Return Address:
Sirote & Permutt, P.C.
2311 Highland Avenue South
P.O. Box 55727
Birmingham, AL 35255-5727



305350 *SWD* *P

Real Estate Sales Validation Form

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

Grantor's Name CitiMortgage, Inc.
c/o CitiMortgage, Inc.

Grantee's Name Secretary of Housing and Urban
Development

Mailing Address 1000 Technology Drive
O Fallon, MO 63368-2240

Mailing Address 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Property Address 1053 Wyndham Ln
Helena, AL 35080

Date of Sale 02/03/2014

Total Purchase Price \$91,440.49

or

Actual Value \$

or

Assessor's Market Value \$

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 Foreclosure Deed
☐ 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.

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 2/11/2014

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by)

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



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