

20140512000141490 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/12/2014 08:53:28 AM FILED/CERT

INVESTOR NUMBER: 011-6916295-703

Loan Care Servicing Center, Inc. CM #: 239737

MORTGAGOR(S): TERRILEE HOUSER AND DANIEL HOUSER

Grantee's Address (Send tax notice to):
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)

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, **Freedom Mortgage Corporation**, 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 10, according to the map and survey of Chaparral, Third
Sector, as recorded in Map Book 8, page 165, 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.

239737 *SWD* *Y

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 11 day of MARCH, 2014.

FREEDOM MORTGAGE CORPORATION BY
LOANCARE, A DIVISION OF FNF
SERVICING, INC. N.K.A. LOANCARE, LLC AS
ATTORNEY IN FACT UNDER A LIMITED
POWER OF ATTORNEY

By: TIFFANY VUONG
TIFFANY VUONG
Its: Assistant Secretary

STATE OF VIRGINIA)

CITY OF VIRGINIA BEACH)

I, Katherine J. Meyer, a Notary Public in and for said City in said State, hereby certify that TIFFANY VUONG, whose name as Asst. Secretary of LoanCare, a Division of FNF Servicing, Inc. N.K.A. LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney for Freedom Mortgage 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, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

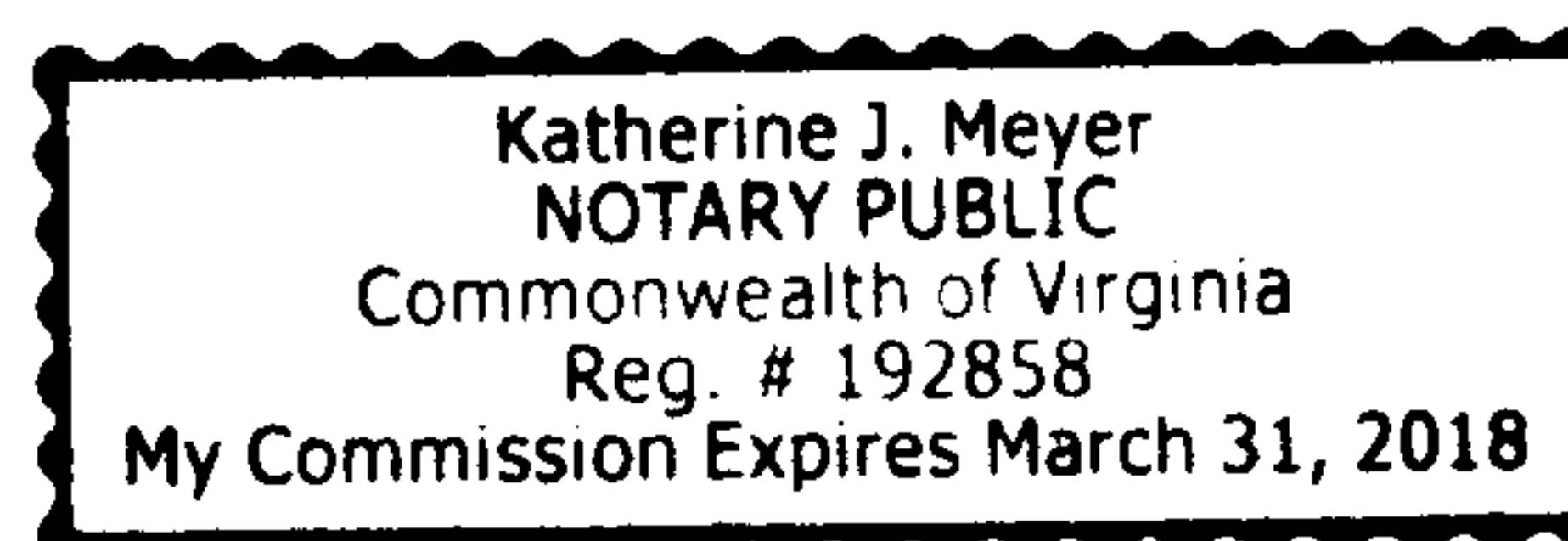
Given under my hand this the 11th day of March, 2014.

Katherine J. Meyer
Notary Public

My Commission Expires: 03/31/2018

THIS INSTRUMENT PREPARED BY:

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



239737 *SWD* *Y

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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>Freedom Mortgage Corporation</u> <u>c/o LoanCare, a Division of FNF</u> <u>Servicing, Inc.</u>	Grantee's Name	<u>Secretary of Housing and Urban</u> <u>Development</u>
Mailing Address	<u>3637 Sentara Way</u> <u>Virginia Beach, VA 23450</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>2006 Chandabrook Drive</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>3/11/2014</u>
		Total Purchase Price	<u>\$227,160.25</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.


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 5/8/2014

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by)

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


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