

Regions Bank dba Regions Mortgage CM #: 174390

MORTGAGOR(S): CRAIG LADANE LINDSEY AND TINA R. LINDSEY

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

STATE OF ALABAMA

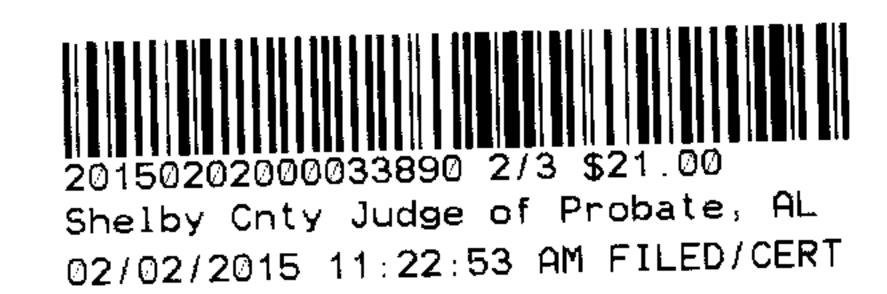
)
COUNTY OF SHELBY

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, Regions Bank d/b/a Regions Mortgage, 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 24, according to the Survey of Oak Park, Sector 1, as recorded in Map Book 23, Page 129, 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 day of MAY	, 2014.
	REGIONS BANK D/B/A REGIONS MORTGAGE
	By: DEBORAH L. FLY Its:VICE PRESIDENT
STATE OFTN	
COUNTY OFSHELBY	
certify thatDEBORAH L. FLY, w Bank d/b/a Regions Mortgage, is signed to acknowledged before me on this day that,	ry Public in and for said County in said State, hereby whose name asVICE PRESIDENT of Regions the foregoing conveyance, and who is known to me, being informed of the contents of the conveyance, and with full authority, executed the same voluntarily NT
Given under my hand this the 13 day of _	MAY, 2014.
	Paul Simmons Notary Public PAULA SIMMONS My Commission Expires: My Commission Expires:
THIS INSTRUMENT PREPARED BY: Ginny Rutledge Sirote & Permutt, P.C.	STATE OF

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

STATE OF STATE OF TENNESSEE NOTARY PUBLIC OF COUNTY

My Commission Expires Dec 20, 2014

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Secretary of Housing and Urban Grantee's Name Regions Bank d/b/a Regions Grantor's Name Development <u>Mortgage</u> c/o Regions Bank dba Regions <u>Mortgage</u> 7130 Goodlett Farms Parkway Mailing Address 4400 Will Rogers Parkway Mailing Address Suite 300 Cordova, TN 38016 Oklahoma City, OK 73108-183 Date of Sale 05/13/2014 1514 Oak Park Dr Property Address Helena, AL 35080 Total Purchase Price \$249,173.57 Actual Value \$ 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). Print Derick Hunt, title specialist Date 1/28/2015

Sign

(verified by)

(Grantor/Grantee/Owner(Agent) circle one

20150202000033890 3/3 \$21.00 Shelby Cnty Judge of Probate, AL 02/02/2015 11:22:53 AM FILED/CERT

Unattested