

STATE OF ALABAMA

COUNTY OF SHELBY

20150415000120060 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/15/2015 08:36:19 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, CARRINGTON MORTGAGE SERVICES, LLC, whose address is, 1610 E. St. Andrew Place, #B150, Santa Ana, CA 92705, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, hereby acknowledged to have been paid to the Grantor, by SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington D.C., its successors and assigns, whose address is c/o Michaelson, Conner, and Boul, Inc., 4400 Will Rogers Parkway, Suite 300, Oklahoma City, Oklahoma 73108, hereinafter called the Grantee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT in fee simple, the following described real property situated in the County of Shelby, State of Alabama, more particularly described as follows, to-wit:

LOT 42, ACCORDING TO THE SURVEY OF FINAL PLAT OF PARK FOREST VILLAGE AS RECORDED IN MAP BOK 31, PAGE 51, SHELBY COUNTY, ALABAMA, RECORDS.

PROPERTY KNOWN AS: 228 PARK VILLAGE CIRCLE, ALABASTER, AL 35007

EXCEPTING THEREFROM:



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1. such oil, gas and other minerals on, in or under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors; it being the intention of the grantors to convey to grantees only the interest grantors own therein, if any;
2. restrictive covenants, easements, rights of way and building set back lines, if any, applicable to said property of record in the Office of the Judge of the Probate Court of SHELBY County, Alabama.

SUBJECT TO:

Statutory right of redemption of all parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from the foreclosure of the mortgage from MICHAEL S. KELLEY AND FLORENCE K. KELLEY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMSOUTH BANK, dated August 31, 2006, recorded as Instrument Number 20060814000393580; and foreclosure deed recorded on October 20, 2014 as Instrument Number 20141020000330210.

TOGETHER WITH all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same unto said his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, the Grantor, has caused this instrument to be executed on this the 9th day of December, 2014.



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Dated this 9th day of December, 2014

CARRINGTON MORTGAGE SERVICES, LLC, IT'S
SUCCESSORS AND ASSIGNS,

Rachele Holmes

, Witness

ADH 12/9/14

By: **Anthony DeRosa**

AK

, Witness

Its: **Vice President**

State of California

County of Orange

On 12/09/14 before me, Autumn Jones,

personally appeared Anthony DeRosa,

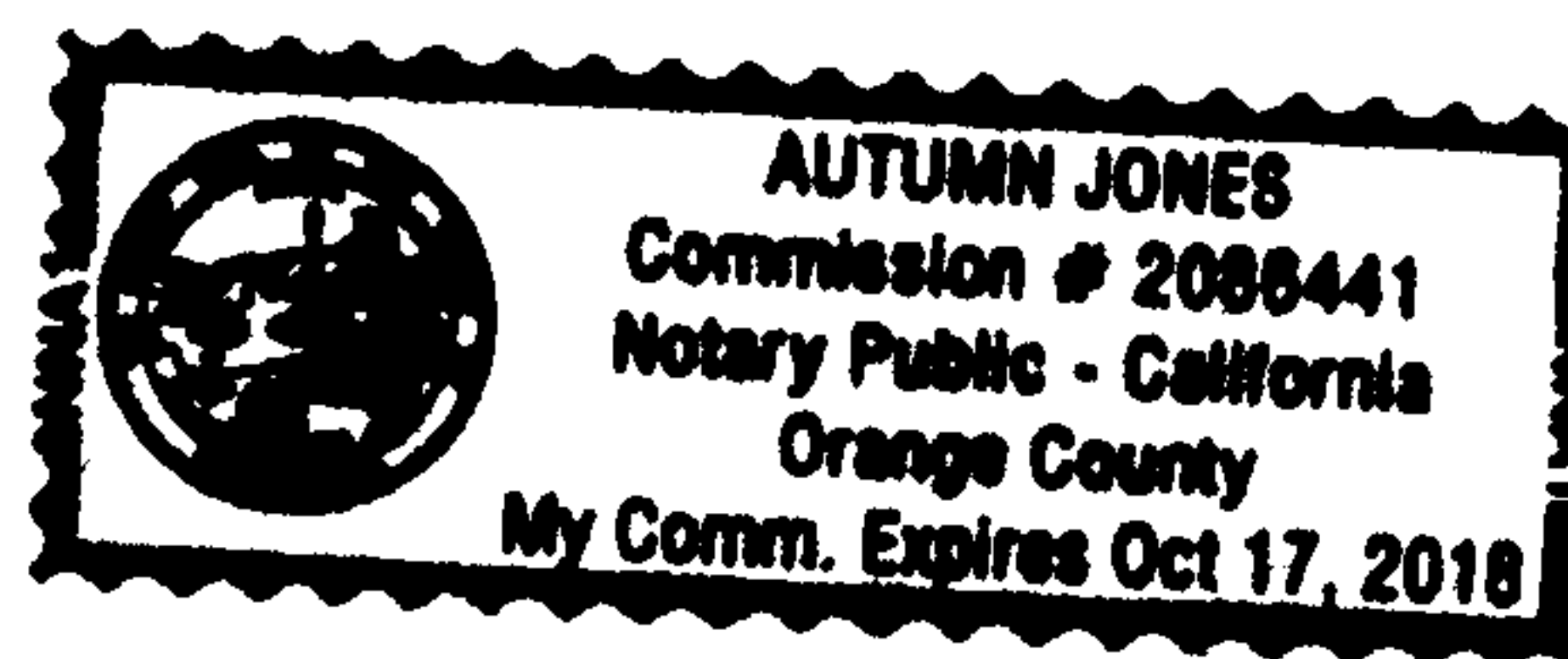
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.


Autumn Jones

Signature of Notary (Notary Seal)



GRANTEES ADDRESS:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O MICHAELSON, CONNER, AND BOUL, INC.
4400 WILL ROGERS PARKWAY, SUITE 300
OKLAHOMA CITY, OKLAHOMA 73108


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INSTRUMENT PREPARED BY:

KENT D. MCPHAIL
DUMAS & MCPHAIL, L.L.C.
P.O. BOX 870
126 GOVERNMENT ST.
MOBILE, AL 36601
(251) 438-2333

DM-14-0523

Real Estate Sales Validation Form

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

Grantor's Name Carrington Mortgage Services llc
Mailing Address 1610 E. ST, ANDREW PLACE
#B150
SANTA ANA, CA 92705

Grantee's Name HUD
Mailing Address c/o Michaelson, Conner and Boul, Inc
4400 Will Rogers Parkway, Ste 300
Oklahoma City, OK 73108

Property Address 228 PARK VILLAGE CIRCLE
ALABASTER, AL 35007

Date of Sale 10/08/2014

Total Purchase Price \$ 111,822.33

or

Actual Value

\$

or

Assessor's Market Value \$



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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 AMOUNT BID AT FORECLOSURE SALE

☐ 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.

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 4-10-15

Print Susan Wolfe

☒ Unattested

Sign

Susan Wolfe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1