


INVESTOR NUMBER: 0115758592703


20150803000265070 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/03/2015 10:52:57 AM FILED/CERT

M & T Bank CM #: 350582

MORTGAGOR(S): REGINA P. FOSTER AND AARON P. FOSTER

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, **Lakeview Loan Servicing, LLC**, 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:

Begin at the Southeast corner of Section 33, Township 21 South, Range 1 East, and run thence West along the South line of said Section a distance of 210 feet to a point; thence run North parallel with the East line of said Section a distance of 210 feet to a point; thence run East parallel with the South line of said Section a distance of 210 feet to a point on the East line of said Section; thence run South along the East line of said Section a distance of 210 feet to the Point of Beginning of the property herein conveyed. Situated in 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.

350582 *SWD* *B

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 8th day of July, 2015.

**M&T BANK AS ATTORNEY IN FACT FOR
LAKEVIEW LOAN SERVICING, LLC**

By: Ashley M. Strobele
Ashley M. Strobele
Its: Banking officer

STATE OF New York)

COUNTY OF Erie)



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On the 8th day of July of year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Ashley M. Strobele, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Nicole M. McIntosh
NOTARY PUBLIC

Nicole M McIntosh
01MC6256195
Notary Public, State of New York
Qualified in Erie County
My commission expires FEBRUARY 21st, 2016

THIS INSTRUMENT PREPARED BY:
Elizabeth Loeffgren
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

350582 *SWD* *B

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>Lakeview Loan Servicing, LLC</u> <u>c/o M & T Bank</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>1 Fountain Plaza</u> <u>Buffalo, NY 14203</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>2135 Hwy 77</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>07/8/2015</u>
		Total Purchase Price	<u>\$16,800.00</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.

Instructions

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 7/30/2015

☐ Unattested _____
(verified by)

Print David Johnson, title specialist

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

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