

**Document Prepared by:**  
**When Recorded Mail to:**

Corinna Auau

***Michaelson, Connor & Boul***

5312 Bolsa Ave, Suite 200

Huntington Beach, CA 92649

FHA Case # 011-655448



20150805000268620 1/4 \$210.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 08:24:29 AM FILED/CERT

## QUITCLAIM DEED

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **Everbank**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

See Attached Legal Description:

**Source of Title: Instrument # 20150515000161650**

**Commonly known as: 125 Cupids Lane, Chelsea, AL 35043**

**Tax ID # 15-2-04-0-001-011-004**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 16 day of July, 2015

**See Attached Execution and Notary Acknowledgement**

Shelby County, AL 08/05/2015  
State of Alabama  
Deed Tax: \$187.00



Legal Description:

Commence at the Northeast corner of the North one-half of the Northwest Quarter of Section 4, Township 20 South, Range 1 West; thence run South along the East boundary line of Quarter-Quarter line for 654.06 feet; thence turn an angle of 89 degrees 12 minutes to the right and run 1196.84 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds left and run 481.96 feet to the point of beginning; thence continue along last said course for 181.26 feet; thence turn an angle of 90 degrees 57 minutes 30 seconds left and run 240.04 feet; thence turn an angle of 89 degrees 04 minutes 21 seconds left and run 181.26 feet; thence turn an angle of 90 degrees 55 minutes 39 seconds left and run 240.30 feet to the point of beginning.

Also a 60 foot easement described as follows:

Commence at the Northeast corner of the North one-half of the Northwest Quarter of Section 4, township 20 South, Range 1 West; thence run South along the East line of said Quarter Section a distance of 594.06 feet to the point of beginning; thence continue along last course for 60.00 feet; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 1196.84 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds to the left and run 663.22 feet to the South line of said Quarter Section; thence turn an angle of 89 degrees 02 minutes 30 seconds right and run West along said South line of Quarter Section for 60.0 feet; thence turn an angle of 90 degrees 57 minutes 30 seconds right and run 723.27 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds right and run 1256.72 feet to the point of beginning.



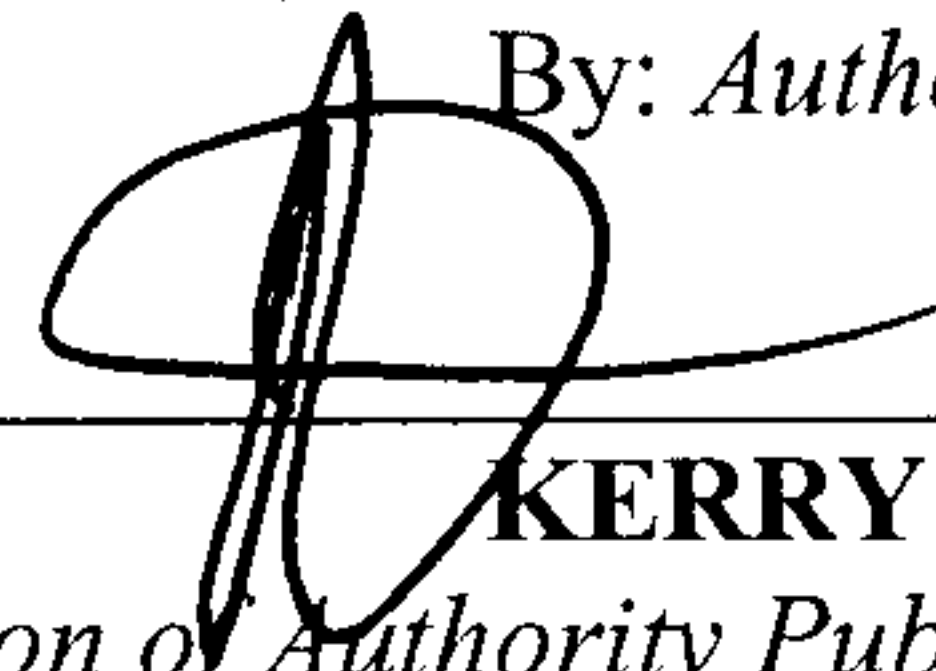
20150805000268620 2/4 \$210.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 08:24:29 AM FILED/CERT



IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 16 day of July, 2015

Secretary of Housing and Urban Development

By: *Authorized Agent*



**KERRY NETERER**

*By Delegation of Authority Published in the  
Federal Register, Docket No.: FR-4837-D-57*

### ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA ) ss  
County of ORANGE

On this 16 day of July, 2015,

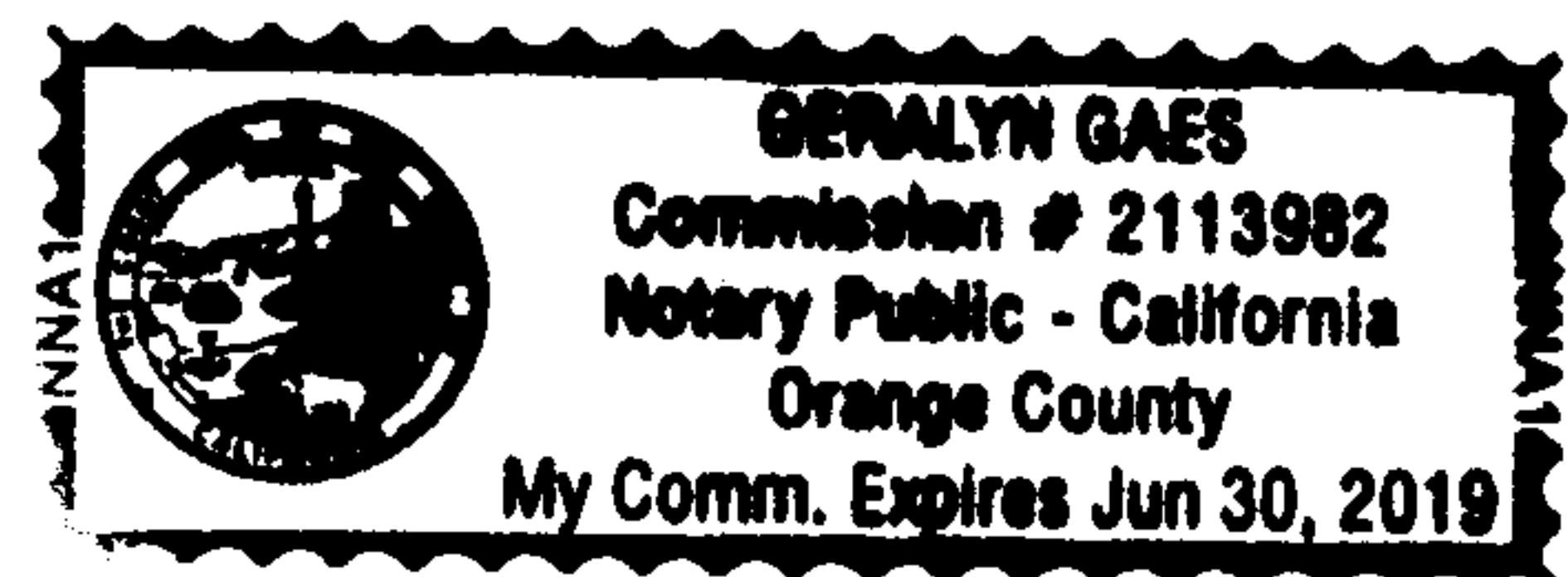
**GERALYN ANN GAES**

Before me, \_\_\_\_\_, personally appeared **KERRY NETERER**, 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.

Signature Geraldyn Gaes (Notary Seal)



**Grantee's Mailing Address:**

**Send Tax Statements to:**

Green Tree Servicing LLC attorney in fact for Everbank  
301 West Bank Street  
Jacksonville, FL 32202



20150805000268620 3/4 \$210.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 08:24:29 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing and Urban  
Mailing Address Development  
451 7th Street, SW  
Washington, DC 20410

Grantee's Name EVERBANK  
Mailing Address 301 West Bank Street  
Jacksonville, FL 32202

Property Address 125 Cupids Lane  
Chelsea, AL 35043

Date of Sale 1-27-15  
Total Purchase Price \$                     



20150805000268620 4/4 \$210.00  
Shelby Cnty Judge of Probate, AL  
08/05/2015 08:24:29 AM FILED/CERT

or  
Actual Value \$ 186,800.00

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other

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 8-3-15

Print Brandy Tulea

☒ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1