

INVESTOR NUMBER: 011-5828267-703 0022570477

Selene Finance, LP CM #: 345813

MORTGAGOR(S): WILLIE S. SIMMONS AND YUMEKO P. SIMMONS

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

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, Selene Finance LP, 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 2560, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; being 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.

20151015000360850 2/3 \$21.00 Shelby Cnty Judge of Probate, AL 10/15/2015 10:54:23 AM FILED/CERT

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.

under it.		
Executed on this	day of 1005	
		Selene Finance, LP  By:  Stephanie McDaniel  Claims Manager
CTATE OF	Florida	Its:
STATE OF	Dinest	
COUNTY OF	Duvai	. )
for said State, per	sonally appeared	0 <u>15</u> before me, the undersigned, a Notary Public in an estephanie McDaniel, personally known to me or proved to
me on the basis of within instrument	of satisfactory evidence and acknowledged to r	to be the individual whose name is subscribed to the ne that he executed the same in his capacity, and that by
•		idual, or the person upon behalf of which the individua
acted, executed th	e mstrument.	
	Admir Imamovi	Admir Imamovic

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Rebecca Redmond
Sirote & Permutt, P.C.

2311 Highland Avenue South P. O. Box 55727

Birmingham, AL 35255-5727

BONDED THRU

1st FLORIDA NOTARY, LLC

## 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 Grantor's Name Selene Finance LP Development c/o Selene Finance, LP Mailing Address 9990 Richmond Ave Mailing Address 4400 Will Rogers Parkway Suite 400 South Suite 300 Houston, TX 77042 Oklahoma City, OK 73108-183 Property Address 1024 Kings Way Date of Sale 8/10/2015 Birmingham, AL 35242 Total Purchase Price \$295,181.36 or Actual Value Shelby Cnty Judge of Probate, AL 10/15/2015 10:54:23 AM FILED/CERT 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. 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

Sign

(verified by)

Print Derick Hunt, title specialist

(Grantor/Grantee/Owner(Agent) circle one

Alabama 1975 § 40-22-1 (h).

Date 10/12/2015

Unattested