

20160115000016800
01/15/2016 03:52:31 PM
DEEDS 1/4

STATE OF ALABAMA
SHELBY COUNTY

Return To:
ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To:
The Secretary of Housing & Urban Development
c/o Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

Property Tax ID#: 15-4-17-2-002-022.000
Ref. #: 3395595

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC, whose post office address is 301 W. Bay Street, Jacksonville, FL 32202 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, together with every contingent remainder and right of reversion, whose post office address is c/o Information Systems Network Corp, Shepherd Mall Office Complex – 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107 (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 163 Lime Creek Lane, Chelsea, AL 35043

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

Grantor to convey the title by special warranty deed without covenants of the title or equivalent for the State the property is located. Grantor makes no representations or warranties of any kind or nature whatsoever, whether express, implied, implied by law or otherwise concerning the condition of the title of the property.

In witness whereof, Grantor has hereunto set a hand and seal this 10th day of November, 2015.

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC

By: [Signature] Title: Asst. Vice President

Tina Maric

Printed Name

Signed, sealed and delivered in our presence:

[Signature]

Witness

Desmond Mitchell

Printed Name

[Signature]

Witness

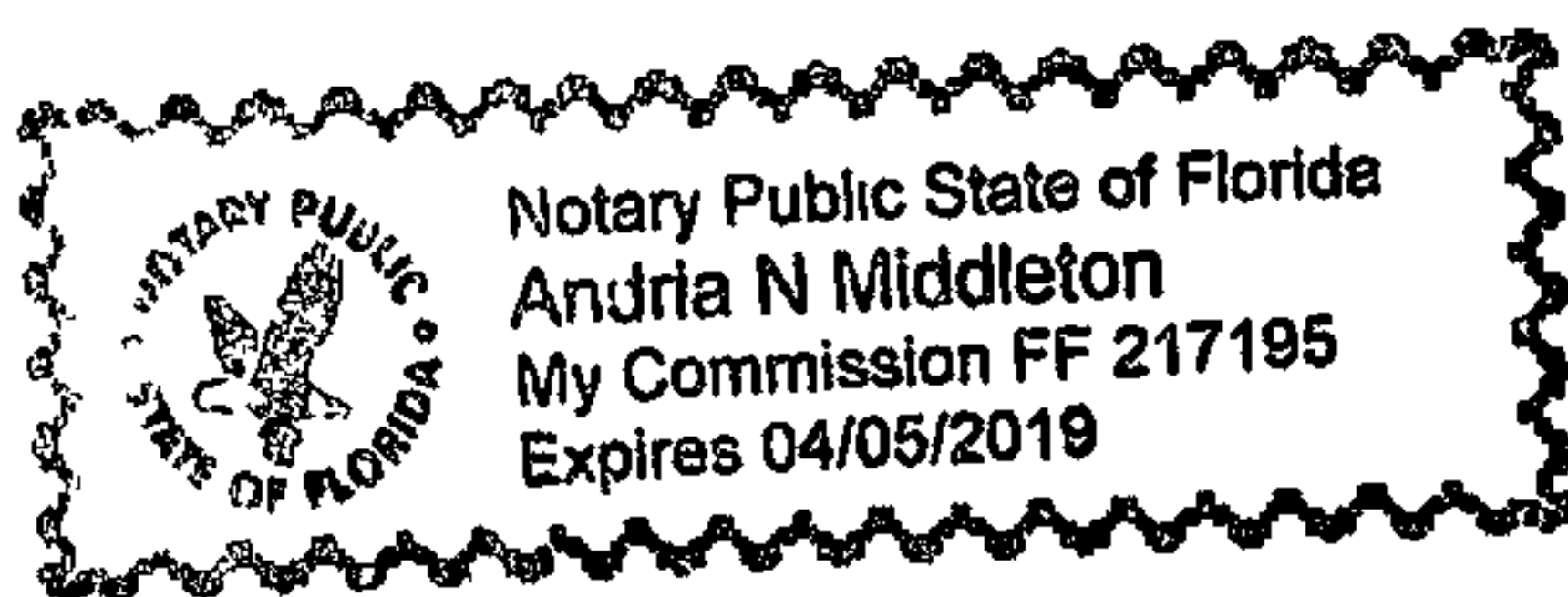
Tracy L. Moran

Printed Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was hereby acknowledged before me this 10 day of November, 2015, by Tina Maric who is a/the Asst. Vice President of DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC, on behalf of said company. He/she is personally known to me or has produced driver license(s) as identification.



[Signature]

Notary Public **Andria N. Middleton**

Printed Name

Serial Number: _____

My commission expires: 4-5-2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Express Legal Dox, LLC c/o Buddy Huntley, Esq.
40 Peachtree Valley Rd, Suite 2233
Atlanta, GA 30309

Exhibit "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF LIME CREEK AT CHELSEA PRESERVE, SUBDIVISION 1, AS RECORDED IN MAP BOOK 32, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property as conveyed from Reed Hudson, Auctioneer to Ditech Financial LLC f/k/a Green Tree Servicing LLC, by Instrument No. 20151029000377930, Dated 09/24/2015, Recorded 10/29/2015, in Shelby County Records.

Tax ID: 15-4-17-2-002-022.000

Property Address: 163 Lime Creek Lane, Chelsea, AL 35043

Real Estate Sales Validation Form

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

Grantor's Name Ditech Financial LLC
Mailing Address f/k/a Green Tree Servicing LLC
301 W. Bay Street
Jacksonville, FL 32202

Grantee's Name The Secretary of Housing and
Mailing Address Urban Development
2401 NW 23rd St. Suite 1D
Oklahoma City, OK 73107

Property Address 163 Lime Creek Lane
Chelsea, AL 35043

Date of Sale 11/10/15
Total Purchase Price \$ 10.00
or
Actual Value \$

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Assessor's Market Value \$ 18,720.00

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 1-7-2016

Print Matthew E. Webb

Unattested

Kayla Rapka
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/15/2016 03:52:31 PM
\$24.00 CHERRY
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Form RT-1