INVESTOR NUMBER: 011-6839742-703

M & T Bank CM #: 369727

MORTGAGOR(S): JERMAIN NELMS AND JESSICA FRANTZ NELMS

Grantee's Address:
Secretary of Housing and Urban Development
c/o Information Systems Networks Corp.
Shepherd Mall Office Complex
2401 NW 23<sup>rd</sup> Street - Suite 1D

Oklahoma City, OK 73107

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:

Lot 424, according to the Survey of Shelby Forest Estates, 4th Sector as recorded in Map Book 26, Page 19, in the Probate Office of 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.

201601220000022390 1/3 \$21.00 Shelby Cnty Judge of Probate, AL 01/22/2016 11:38:32 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.

Executed on this 18 may of November, 2015.

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

Its: Andrea Robinson, Banking Officer

STATE OF New York

COUNTY OF \_Erie

On the 18 day of November of year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Andrea Robenson, 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.

Mecole M. Meditersh.

NOTARY PUBLIC

Nicole M McIntosh
01MC6258195
Notary Public, State of New York
Qualified in Erle County
My commission expires FEBRUARY 21st, 2016

THIS INSTRUMENT PREPARED BY:

Elizabeth Loefgren Sirote & Permutt, P.C. 2311 Highland Avenue South P. O. Box 55727 Birmingham, AL 35255-5727

20160122000022390 2/3 \$21.00

Shelby Cnty Judge of Probate, AL 01/22/2016 11:38:32 AM FILED/CERT

## 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 Lakeview Loan Servicing Grantor's Name Development c/o M & T Bank Mailing Address 1 Fountain Plaza Mailing Address 4400 Will Rogers Parkway Buffalo, NY 14203 Suite 300 Oklahoma City, OK 73108-183 Property Address 1500 Shelby Forest Ln Date of Sale 11/18/2015 Chelsea, AL 35043 Total Purchase Price \$117,600.00 Actual Value \$ 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 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 Alabama 1975 § 40-22-1 (h).

Sign

(verified by)

Date <u>1/20/2016</u>

Unattested

20160122000022390 3/3 \$21.00 201601220000022390 of Probate, AL Shelby Cnty Judge of Probate, AL 01/22/2016 11:38:32 AM FILED/CERT

Print Derick Hunt, title specialist

(Grantor/Grantee/Owner(Agent) circle one