

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 23rd 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.


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Shelby Cnty Judge of Probate, AL
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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 18th day of November, 2015.

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

By: Andrea Robinson

Its: Andrea Robinson, Banking Officer

STATE OF New York)

COUNTY OF Erie)

On the 18th day of November of year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Andrea Robinson, 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 Loeftgren
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



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

Form RT-1
Version 1.0