



20160419000128480 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/19/2016 02:19:58 PM FILED/CERT

STATE OF ALABAMA)
)ss. SPECIAL WARRANTY DEED
COUNTY OF SHELBY)

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **Ocwen Loan Servicing, LLC**, a limited liability company, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (Attention: 451 7th Street S.W., Washington, D.C. 20410 or c/o Michaelson, Connor, and Boul 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108), his successors and assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 80, according to the Survey of Final Plat of Waterford Village Sector 5 Phase 2, as recorded in Map Book 36, Page 47, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said The Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Ocwen Loan Servicing, LLC, a limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, this 25 day of February, 2014.

Ocwen Loan Servicing, LLC

Paul Dickinson

Its: **Authorized Signer**

STATE OF Pennsylvania
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Paul Dickinson**, whose name as **Authorized Signer** of Ocwen Loan Servicing, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he(she) as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 25 day of Feb, 2014

Christine Morales

Notary Public

My Commission Expires: 1/28/15

This instrument prepared by
Robert J. Wermuth/jsb
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804
Melvin G. Lee

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

CHRISTINE MORALES, Notary Public

Abington Twp., Montgomery County

My Commission Expires January 28, 2015

Grantee address:
US Dept of HUD
Atlanta Homeownership Center
Five Points Plaza
40 Marietta Street
Atlanta, GA 30303-2806

Real Estate Sales Validation Form

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

Grantor's Name OcWen Loan Servicing, LLC
Mailing Address 1100 Virginia Drive
Fort Washington, PA 19034

Grantee's Name The Secretary of HUD
Mailing Address St. Petersburg Regional Loan Ctr.
P.O. Box 1437
St. Petersburg, FL 33731

Property Address 1258 Village Trail
Calera, AL 35040

Date of Sale 2/25/14
Total Purchase Price \$



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or
Actual Value \$

or
Assessor's Market Value \$ 10,040.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Tax Assessor |
| ☐ 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.

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 3/31/16

Print Robert J. Wermuth

Sign ATTORNEY

 Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1