

20161219000463310
12/19/2016 03:42:27 PM
ASSIGN 1/3

RETURN TO:

Mission Capital Advisors LLC
1120 S. Capital of Tx Hwy, Bldg 3, Ste 150
Austin, TX 78746

Prepared by:

Mission Capital Advisors LLC
1120 S. Capital of Tx Hwy, Bldg 3, Ste 150
Austin, TX 78746

AL/Shelby County

Loan #: 5930517/0599305177

PHH #: 2029612534

Investor #: 4006282245

ASSIGNMENT OF MORTGAGE / DEED OF TRUST

ASSIGNOR: HSBC Bank USA, N.A., at 2929 Walden Avenue, Depew, NY, 14043

ASSIGNEE: Nationstar Mortgage LLC, at 8950 Cypress Waters Blvd., Coppell, TX, 75019

For value received, the Assignor does hereby grant, sell, assign, transfer and convey, unto the above-named Assignee all interest under that certain Mortgage made by Rebecca K. Rosato, in favor of Morequity, Inc., dated 6/21/2007 for \$224,900.00 and recorded in Shelby County, AL in Book *, Page *, Instrument 20070628000305670, Recorded on 6/28/2007, encumbering the real property legally described as follows:

Property Address: 3050 Crossings Dr, Birmingham, AL, 35242

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned has executed this instrument by its duly authorized officer, this 21st day of November, 2016.

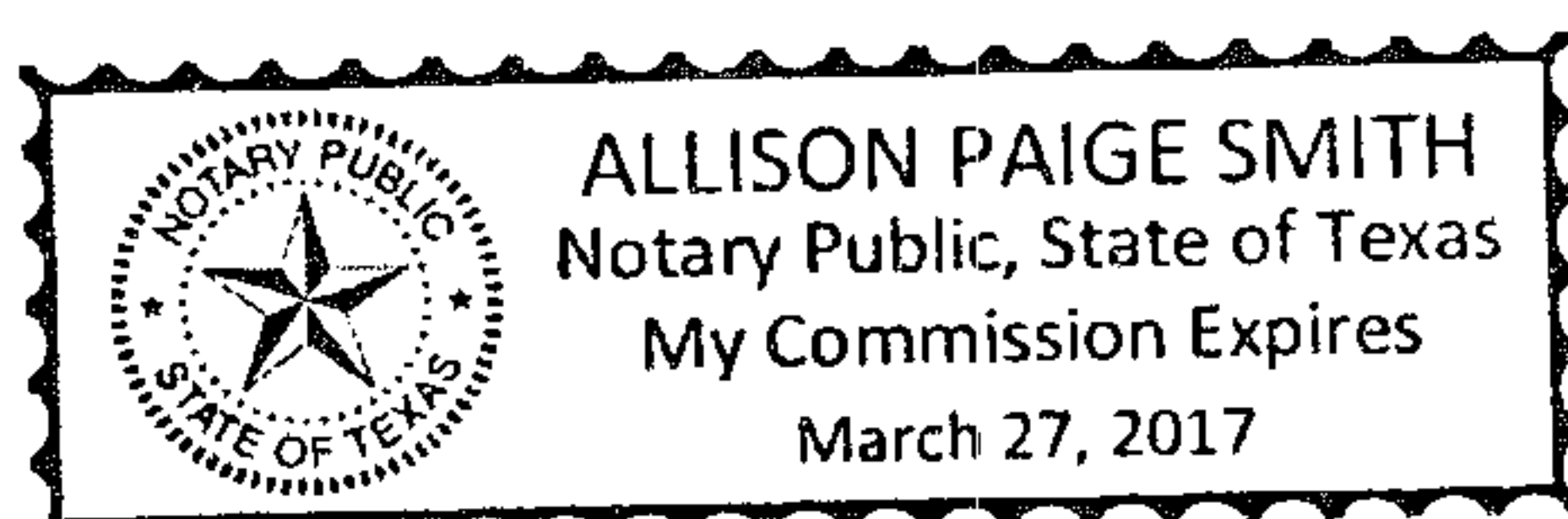
HSBC Bank USA, N.A.

By: Debbie Johnston
Name: Debbie Johnston
Title: Vice President

STATE OF Texas)
) SS
COUNTY OF Travis)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Debbie Johnston, as Vice President and Assistant Secretary of HSBC Bank USA, N.A., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the instrument as his/her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of November, 2016.



Notary Public: Allison Paige Smith
My commission expires: March 27, 2017

20161219000463310 12/19/2016 03:42:27 PM ASSIGN 2/3

Schedule A

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

Lot 36, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, together with release of damages, excepted.

Subject to taxes for 2002.

Subject to 5 foot building line as shown on recorded map.

Subject to restrictions as shown on recorded map.

Subject to easement(s); building line; and, restrictions as shown on recorded map.

Subject to 5 foot building line on front side of lot as shown on recorded map.

Subject to right of way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

Subject to right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.

Subject to right of way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.

Subject to restrictions and covenants appearing of record in Inst. No. 2002-02381.

Subject to easements, restrictions, and covenants of record, if any.

Source of Title: Document No. 20020517000235940

Real Estate Sales Validation Form

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

Grantor's Name HSBC Bank USA, N.A.
Mailing Address 2929 Walden Avenue
Depew, NY 14043

Grantee's Name Nationstar Mortgage LLC
Mailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019

Property Address 3050 Crossings Dr.
Birmingham, AL 35242

Date of Sale 6/21/2007

Total Purchase Price \$ 224,900

or

Actual Value \$

20161219000463310 12/19/2016 03:42:27 PM ASSIGN 3/3 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

☐ 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 12/07/2016

Print _____

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2016 03:42:27 PM
\$21.00 CHERRY
20161219000463310

[Signature]

Form RT-1