

20170531000190220  
05/31/2017 02:07:39 PM  
QCDEED 1/3

**Document Prepared by: S. Cheadle**

**When Recorded Mail to:**

Information Systems & Networks Corporation  
2401 NW 23<sup>rd</sup> Street, Ste. 1D  
Oklahoma City, OK 73107  
FHA Case # 011-795563

## QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development**, as party of the first part, by **Flagstar Bank, FSB** as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in **Shelby County, Alabama**:

Lot 716, according to the Survey of Waterford Cove-Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

**Source of Title: Instrument #: 20170316000088820**

**Commonly known as: 433 Waterford Cove Trail, Calera, AL 35040**

**Tax ID # 228344002016000**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 19<sup>th</sup> day of May, 2017

**See Attached Execution and Notary Acknowledgement**

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 19<sup>th</sup> day of May, 2017

Secretary of Housing and Urban Development

By: *Authorized Agent*

Ad Hughes

**Andrea Hughes**

**Authorized Agent**

By Delegation of Authority

Federal Register, Doc. No.:


FR-5076-D-06 & FR-5557-D-08

### ACKNOWLEDGEMENT

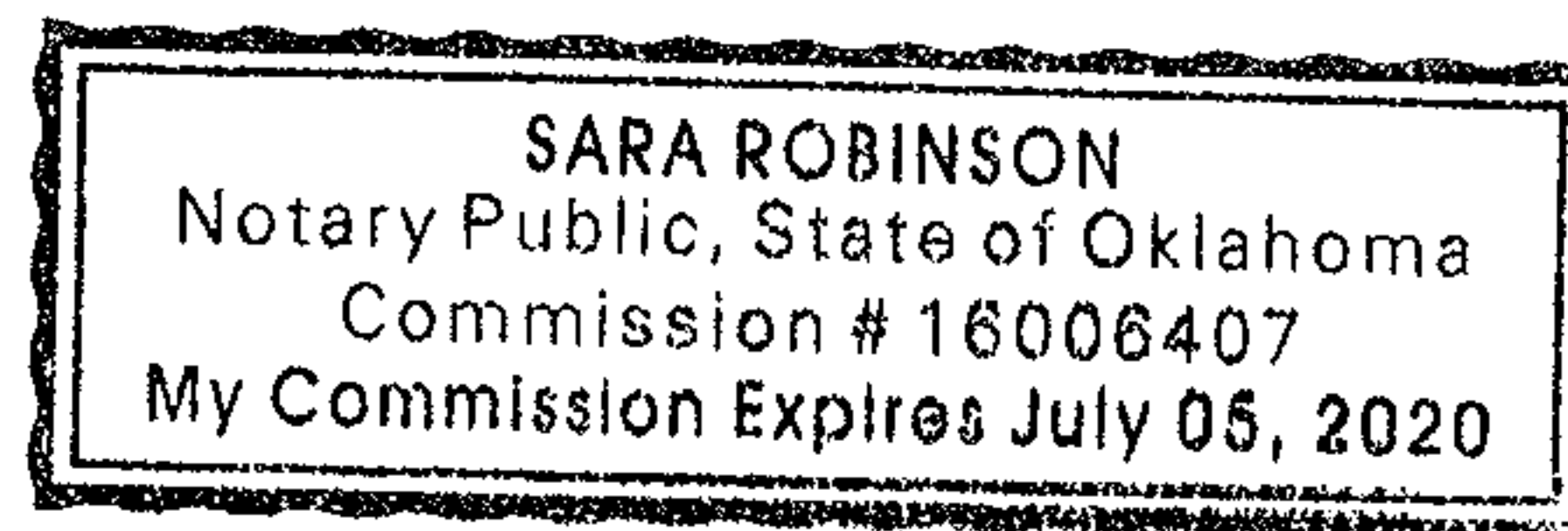
State of Oklahoma

County of Oklahoma

This instrument was acknowledged before me Sara Robinson on this 19<sup>th</sup> day of May, 2017, by Andrea Hughes as Authorized Agent of the Secretary of Housing & Urban Development.

Signature  (Notary Seal)

Print: Sara Robinson, Notary Public



My commission expires: 07/05/2020

My commission #: 16006407

**Grantee's Mailing Address:**

**Send Tax Statements to:**

Flagstar Bank, FSB  
5151 Corporate Drive  
Troy, MI 48098

## Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing &  
Mailing Address Urban Development  
451 7<sup>TH</sup> St, SW  
Washington, DC 20410

Grantee's Name Flagstar Bank, FSB  
Mailing Address 5151 Corporate Drive  
Troy, MI 48098

Property Address 433 Waterford Cove Trail  
Calera, AL 35040

Date of Sale 05/19/2017  
Total Purchase Price \$                     

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or  
Actual Value \$                       
or  
Assessor's Market Value \$210,100

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 ☒ Assessors Website  
☐ 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 5-19-17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/31/2017 02:07:39 PM  
\$231.50 CHARITY  
20170531000190220

Print                     

**Andrea Hughes**  
**Authorized Agent**

           Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one