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20170721000260670 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
07/21/2017 08:28:44 AM FILED/CERT

After Recording Return To:

Attn:

This Document Prepared By:

RUTH RUHL, P.C.
Ruth Ruhl, Esquire
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

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Loan No.: 2002883169
Investor No.: 0213417695

SPECIAL WARRANTY DEED

State of Alabama §
County of Shelby §

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of eighty three thousand two hundred and 53/100
DOLLARS \$ (83,200.53)
in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Embrace Home
Loans, Inc.

do/does grant, bargain, sell and convey unto the said The Secretary of Housing and Urban Development, his
successors and/or assigns, at 451 7th Street S.W., Washington, DC 20410

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Loan No.: 2002883169
Investor No.: 0213417695

TO HAVE AND TO HOLD the aforesaid granted premises to the said Grantee, his/her/their heirs and assigns, forever.

AND I/WE, for ourselves and our heirs and assigns, do hereby covenant with the said Grantee, his/her/their heirs and assigns, that I/we am/are lawfully seized in fee of the aforegranted premises; that he/she/they is/are free from all incumbrances; that I/we have good right to sell and convey the same, and that I/we will warrant and defend the said premises to the said Grantee, his/her/their heirs and assigns, forever against the lawful claims and demands by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, I/we Grantor have hereunto set our hands and seal this 28th day of April, 2017.

Embrace Home Loans, Inc., by:
RoundPoint Mortgage Servicing -Grantor
Corporation as its Attorney in Fact

By: [Signature]

Printed Name: Brandy Bardsley

Its: ~~Portfolio Manager~~ Assistant Vice President

ACKNOWLEDGMENT

State of North Carolina §
 §
County of Mecklenburg §

I, Diane F. Camp, in and for said County in said State, hereby certify that Brandy Bardsley whose name as Portfolio Manager A.V.P. of Embrace Home Loans, Inc., by: RoundPoint Mortgage Servicing Corporation as its Attorney in Fact

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 entity.

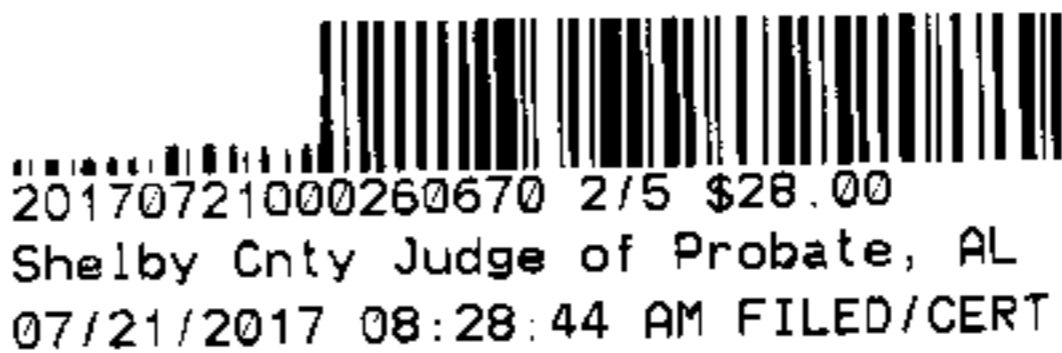
Given under my hand this the 28th day of April, 2017.

(Seal)

[Signature]
Notary Signature

Diane F. Camp
Printed Name

Notary Public
Style of Officer




Loan No.: 2002883169
Investor No.: 0213417695

EXHIBIT "A"

LOT 176, ACCORDING TO THE SURVEY OF PHASE TWO, HIDDEN CREEK III AS RECORDED IN MAP BOOK 26, PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT "A"


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Loan No.: 2002883169
Investor No.: 0213417695

EXHIBIT "B"

Said Mortgage was assigned as follows:

(1) To Embrace Home Loans, Inc.


by assignment dated March 26th, 2014, and recorded on April 7th, 2014 in Book N/A
Page N/A, Instrument No. 20140407000099540 in the Probate Office of Shelby
County, Alabama.

(2) To N/A

by assignment dated N/A, and recorded on N/A in Book N/A
Page N/A, Instrument No. N/A in the Probate Office of Shelby
County, Alabama.

(3) To N/A

by assignment dated N/A, and recorded on N/A in Book N/A
Page N/A, Instrument No. N/A in the Probate Office of Shelby
County, Alabama.


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Real Estate Sales Validation Form

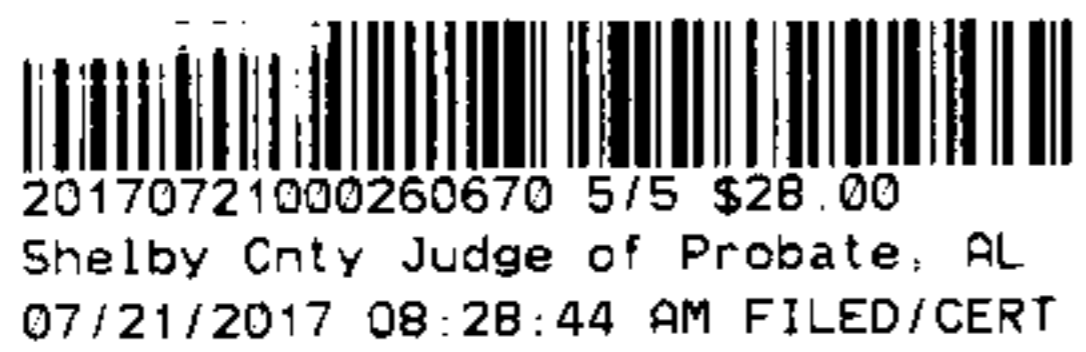
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Embrace Home Loans, Inc.
Mailing Address 5016 Parkway Plaza Blvd, Ste. 200, Charlotte, NC, 28217

Grantee's Name Secretary of Housing and Urban
Mailing Address Development 451 7th Street S.W., Washington, DC 20410

Property Address 304 Hidden Creek Tr, Pelham AL 35124

Date of Sale
Total Purchase Price \$ 83,200.53



or
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
Sales Contract
Closing Statement
Appraisal
Other Deed in Lieu of Foreclosure

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 4/28/2017

Print Brandy Bardsley

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form