

20170801000274850
08/01/2017 07:55:47 AM
DEEDS 1/3

INVESTOR NUMBER: 011-7955634-703

Flagstar Bank, F. S. B. CM #: 381298
MORTGAGOR(S): JAMES W. BESKY AND DANA LARRISA BESKY

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, **Flagstar Bank, FSB**, 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 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.

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.

381298 *SWD* *G

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 17th day of July, 2017.

Flagstar Bank, FSB

By: [Signature]
Rebecca Marcetic
Its: Assistant Vice President

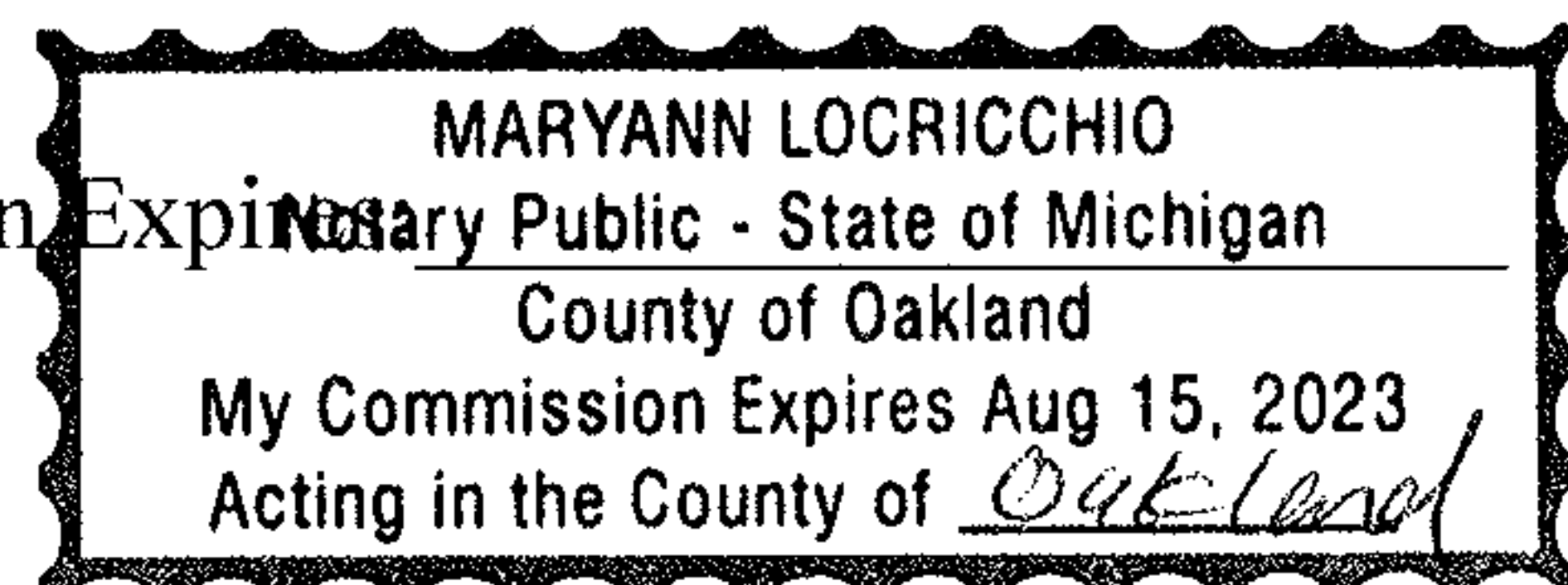
STATE OF Michigan)
COUNTY OF Oakland)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rebecca Marcetic whose name as Assistant Vice President of Flagstar Bank, FSB, a corporation, 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, with full authority, executed the same voluntarily for and as the act of said corporation. 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 17th day of July, 2017.

[Signature]
Notary Public

My Commission Expires



THIS INSTRUMENT PREPARED BY:
Pam King
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

Real Estate Sales Validation Form

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

Grantor's Name	<u>Flagstar Bank, FSB</u> <u>c/o Flagstar Bank, F. S. B.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>5151 Corporate Drive</u> <u>Troy, MI 48098</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>433 Waterford Cove Trl</u> <u>Calera, AL 35040</u>	Date of Sale	<u>7/17/2017</u>

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Total Purchase Price	\$166,050.00
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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.

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 7/31/2017

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 07:55:47 AM
\$22.00 CHERRY
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