



20180531000190820 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/31/2018 11:59:13 AM FILED/CERT

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

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **Ocwen Loan Servicing, LLC**, (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**, its 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 signor, this 24 day of January, 2018.

Ocwen Loan Servicing, LLC

*Evette Morales*

1/24/18  
Evette Morales

Its: **Contract Management Coordinator**

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Evette Morales, whose name as Contract Management Coordinator of Ocwen Loan Servicing, LLC, 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 a Limited Liability Company.

**Personally Known To Me**

Given under my hand and seal this 24 day of January, 2018. 1-24-18

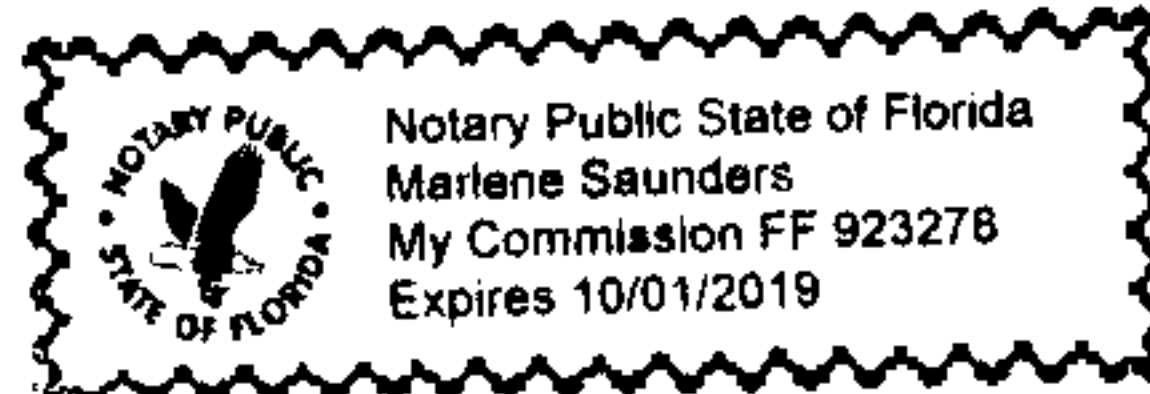
*Marlene Saunders*

Notary Public

My Commission Expires:                      **Marlene Saunders**

This instrument prepared by  
Robert J. Wermuth  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804  
RE: 1258 Village Trail, Calera, AL

Grantee address:  
Information Systems & Networks Corporation  
Shepherd Mall Office Complex  
2401 NW 23rd Street, Suite 1D  
Oklahoma City, OK 73107



1258 Village Trail, Calera, AL 35040

# 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  
Mailing Address 1100 Virginia Drive  
Fort Washington, PA 19034

Grantee's Name US Dept. of HUD  
Mailing Address Atlanta Homeownership Center  
40 Marietta St., Five Points Plaza  
Atlanta, GA 30303

Property Address 1258 Village Trail  
Calera, AL 35040

Date of Sale 01/24/2018

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 107600.00

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's market value

☐ 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 5/22/2018

Print Caitlin E. Bouldin

(Unattested)

Sign

Caitlin E Bouldin

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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