

STATE OF ALABAMA
COUNTY OF SHELBY

20180607000200960 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/07/2018 11:07:24 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, Carrington Mortgage Services, LLC, whose address is, 1600 South Douglass Road, Ste 200-A, Anaheim, CA 92806, hereinafter called the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, hereby acknowledged to have been paid to the Grantor, by Secretary of Housing and Urban Development, of Washington D.C., its successors and assigns, whose address is c/o Information Systems Network (ISN), 2401 NW 23rd Street, Ste 1D, Oklahoma City, OK 73107, hereinafter called the Grantee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Secretary of Housing and Urban Development in fee simple, the following described real property situated in the County of Shelby, State of Alabama, more particularly described as follows, to-wit:

Parcel I

Beginning 70 yards North of the SW corner of the NW ¼ of the SE ¼ of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, and run North 70 yards; then East to the West line of the central of Georgia Railroad right of way; then Southeasterly along said railroad right of way to the North line of Shelby County Highway No. 491 right of way; thence Westerly along said highway right of way to a point due East of the point of beginning; thence West to the point of beginning.

Parcel II

Beginning 140 yards North of the SW corner of the NW ¼ of the SE ¼ of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, and run North along the West line of said ¼ - ¼ Section to a point 70 yards South of the NW corner of said ¼ - ¼; thence turn right and run East 140 yards then turn right and run South 70 yards; then turn right and run West to the West right of way line of Central of Georgia Railroad; then turn left and run along West right of way line of Central of Georgia Railroad to a point 140 yards North of the South line of said ¼ - ¼ Section; thence turn right and run West parallel with the South line of said ¼ - ¼ Sections to the point of beginning.

All being situated in Shelby County, Alabama.

The above described real property includes a 1996 manufactured home, Make: Crown, Model: 8030, Serial Numbers: CHAL1664A & CHAL1664B, Size: 27.6 X 60.5, which is permanently affixed to said real estate.

Commonly known as: 1325 Highway 491, Vandiver, AL 35176

EXCEPTING THEREFROM:

1. such oil, gas and other minerals on, in or under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors; it being the intention of the grantors to convey to grantees only the interest grantors own therein, if any;
2. restrictive covenants, easements, rights of way and building set back lines, if any, applicable to said property of record in the Office of the Judge of the Probate Court of Shelby County, Alabama.

SUBJECT TO:

Statutory right of redemption of all parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from the foreclosure of the mortgage from Vickie Hardin and Dewey Hardin, wife and husband, to Mortgage Electronic Registration Systems, Inc. as Nominee for The Mortgage Outlet, Inc. dated January 27, 2009, recorded on February 3, 2009 in instrument number 20090203000034520; and foreclosure deed recorded on May 7, 2018 in instrument number 20180507000155470.

TOGETHER WITH all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same unto said his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, the Grantor, has caused this instrument to be executed on this the 22nd day of MAY, 2018.

Carrington Mortgage Services, LLC, its Successors and Assigns,

By: _____

It's: Chris Lechtanski, AVP of Default

Dated this 22 day of MAY, 2018.

Witness Lisa Nix

Witness Mark Philip Martinez

Mark Philip Martinez

State of California
County of Orange

A notary public or other officer completing this Certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 22, of MAY, 2018 before me, Patricia Laura Goguen **Notary Public**, personally appeared Chris Lechtanski, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Patricia Laura Goguen
Signature of Notary (Notary Seal)

Grantees Address: Secretary of Housing and Urban Development C/O Information Systems Network (ISN) 2401 NW 23rd Street, Ste. 1D Oklahoma City, Oklahoma 73107

Instrument Prepared By: Kent McPhail/Kent McPhail & Associates, LLC 126 Government St. Mobile, AL 36601 (251) 438-2333



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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 Carrington Mortgage Services, L
Mailing Address 1600 S. Douglass Rd, Ste 200A
Anaheim, CA 92806

Grantee's Name Secretary of Housing & Urban Develo
Mailing Address c/o ISN
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

Property Address 1325 Highway 491
Vandiver, AL 35176

Date of Sale 5/22/2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 132,000

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 No Tax

☐ 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 5/30/2018

Print

Kaylen Thomas

Sign

Kaylen Thomas

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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