

20180907000321040
09/07/2018 08:13:00 AM
DEEDS 1/4

Commitment Number: 170486655

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

SERVICELINK

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11-7-36-3-000-028.118

SPECIAL/LIMITED WARRANTY DEED

Ditech Financial LLC, whose mailing address is **2100 E. Elliot Road, Building 94, Mail Stop T325, Tempe, AZ 85284**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **The Secretary of Housing and Urban Development**, hereinafter grantee, whose tax mailing address is **C/o Information Systems and Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St., Suite 1D, Oklahoma City, OK 73107-2420**, the following real property situated in the County of Shelby and State of Alabama:

Lot 17, according to the Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Probate Office of Shelby County, Alabama.

Property Address is: 154 STRATFORD CIRCLE, PELHAM, AL 35124

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Prior instrument reference: **20180103000002000**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 18 day of January, 2018:

Ditech Financial LLC

By: Lisa Hatten 1/18/18

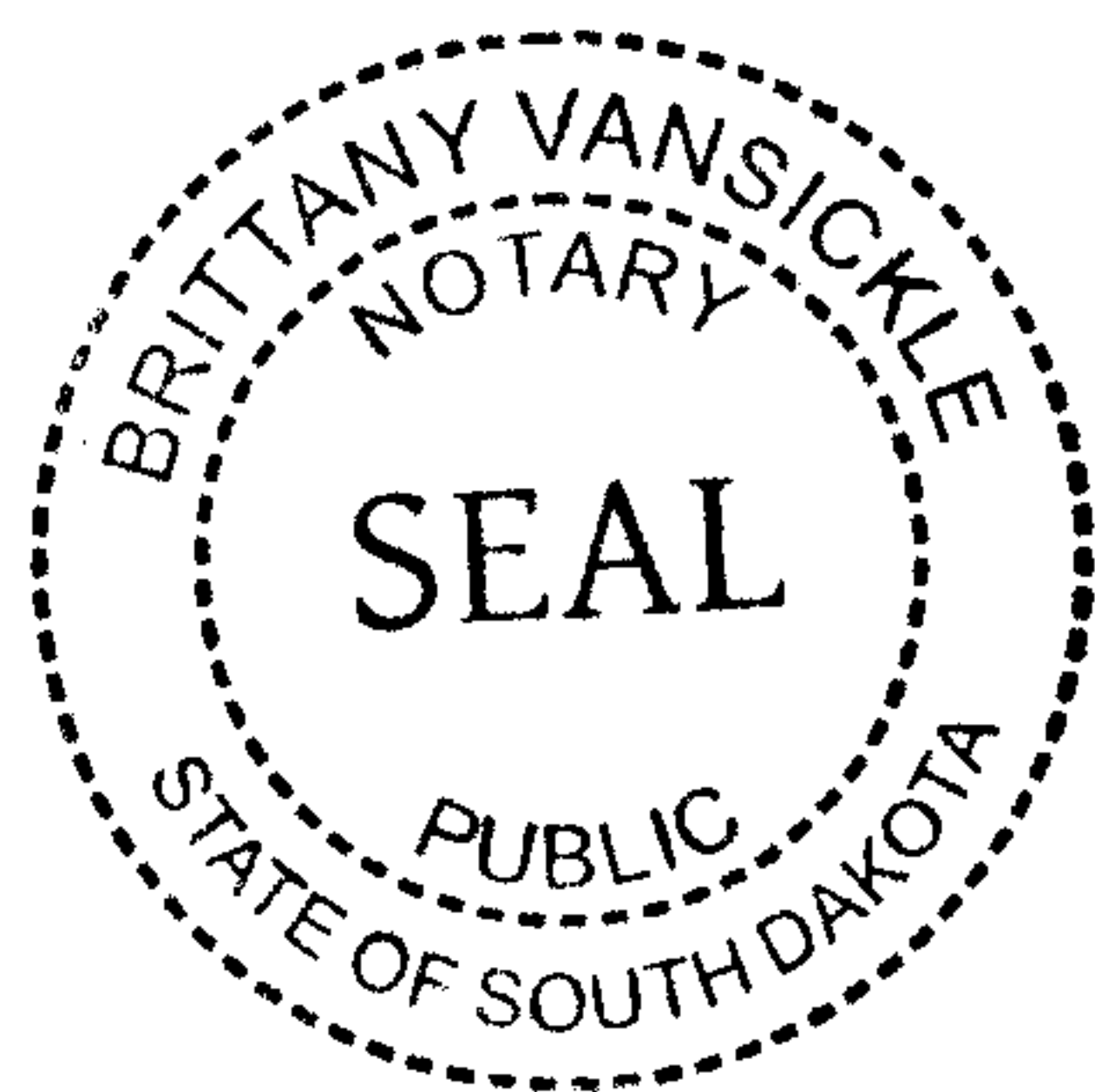
Name: Lisa Hatten

Its: Document Execution Representative

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lisa Hatten its Document Execution Representative, on behalf of the Grantor **Ditech Financial LLC** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she, executed the same in her capacity as Document Execution Representative and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgment/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 18 day of January, 2018.



Brittany Vansickle
Notary Public
3/16/2021
My Commission Expires

My Commission Expires
March 16, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Ditech Financial LLC	Grantee's Name	The Secretary of Housing and Urban Development
Mailing Address	2100 East Elliot Road, Building 94, Mail Stop T-140, Tempe, AZ 85284	Mailing Address	C/o Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St., Suite 1D, Oklahoma City, OK 73107-2420
Property Address	154 STRATFORD CIRCLE, PELHAM, AL 35124	Date of Sale	01/18/2018
		Total Purchase Price	10.00
		or	
		Actual Value	\$ N/A
		or	
		Assessor's Market Value	\$154,100.00

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
☐ 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.

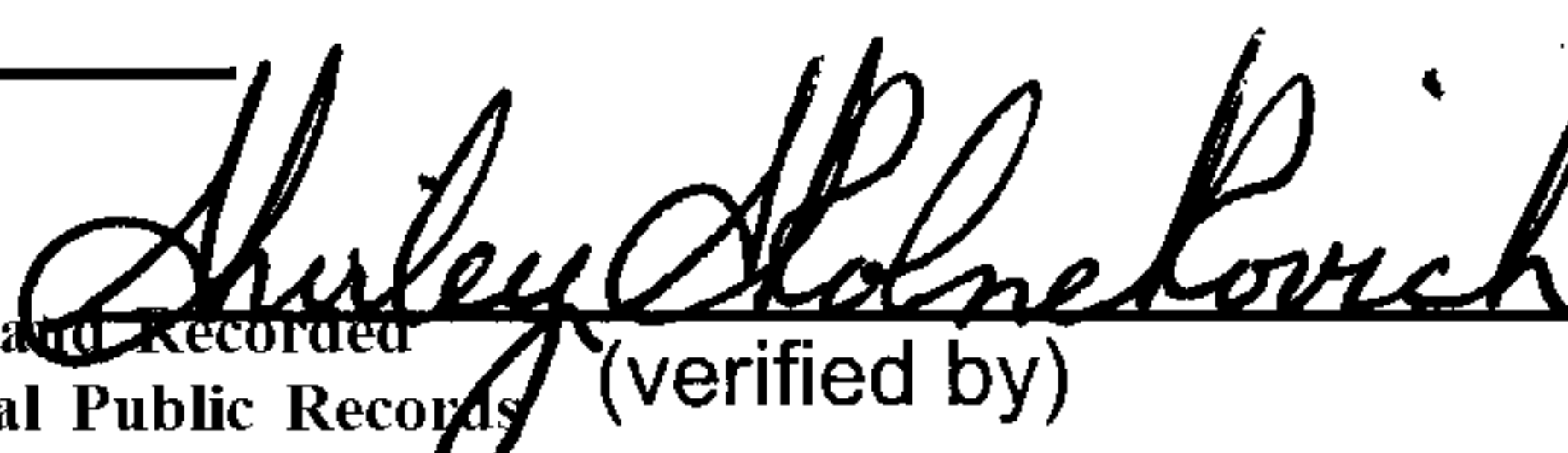
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 09/06/2018Print Matthew E. Webb

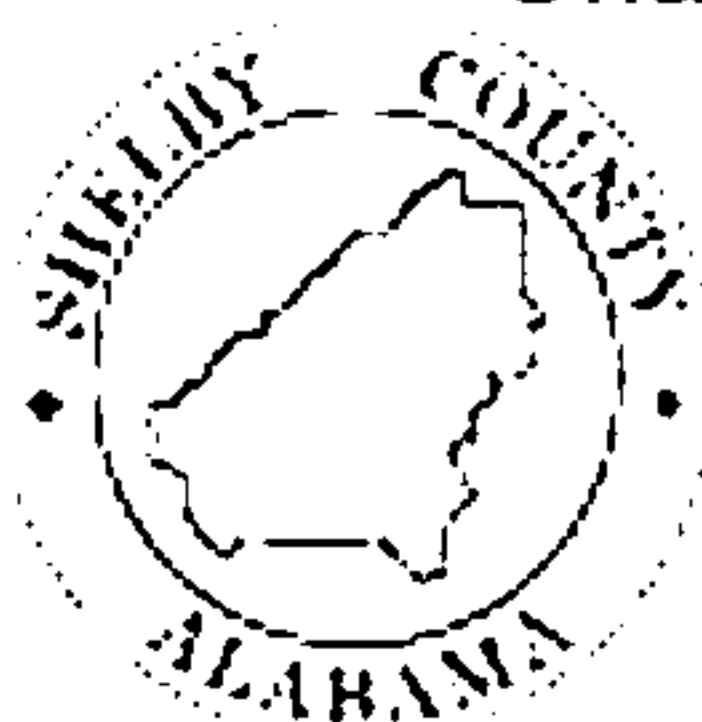
Unattested


 (verified by)
 Judge of Probate, Shelby County Alabama, County Clerk

Sign


 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Shelby County, AL
 09/07/2018 08:13:00 AM
 \$24.00 DEBBIE
 20180907000321040

Allen S. Bayl