


Quit Claim Deed


20181010000360640 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
10/10/2018 08:52:55 AM FILED/CERT

Send Tax Notice To:
14405 Walters Rd Suite 200
Houston, TX 77014

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and/or other good and valuable consideration in hand paid by **MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1, MORTGAGE-BACKED SECURITIES 2011-1) BY U.S. BANK NATIONAL ASSOCIATION AS CO-TRUSTEE** whose address is ONE FEDERAL STREET 3RD FLOOR, BOSTON, MA 02110 (hereinafter referred to as the "Grantees") to the undersigned, **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY** whose address is 14405 Walters Rd Suite 200, Houston, TX 77014, (herein after referred to as the "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey to the said Grantees the following described real estate situated in SHELBY County, Alabama, to-wit:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF CATHERINE STREET WITH THE SOUTH LINE OF EAST COLLEGE STREET AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF CATHERINE STREET 235 FEET TO A POINT; THENCE TURN AN ANGLE OF 100 DEG. 10 MIN. TO THE LEFT AND RUN IN AN EASTERLY DIRECTION ALONG THE HEDGE ROW 102.5 FEET TO A POINT; THENCE TURN AN ANGLE OF 104 DEG. 46 MIN. TO THE LEFT AND RUN IN A NORTHERLY DIRECTION ALONG AN EXISTING FENCE AND ROCK WALL 238.8 FEET TO THE SOUTH LINE OF EAST COLLEGE STREET; THENCE TURN AN ANGLE OF 98 DEG. 49 MIN. TO THE LEFT AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF EAST COLLEGE STREET 75.8 FEET TO THE POINT OF BEGINNING.

Property Address: 301 EAST COLLEGE STREET, COLUMBIANA, AL 35051

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to the said Grantees forever.

Quit Claim Deed

IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and signature to this instrument of conveyance on this 26 day of Sept, 2018.

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY by REVERSE MORTGAGE
SOLUTIONS, INC., as attorney in fact

By:
Name:

Xochitl Martinez, Assistant Vice President.

Its:

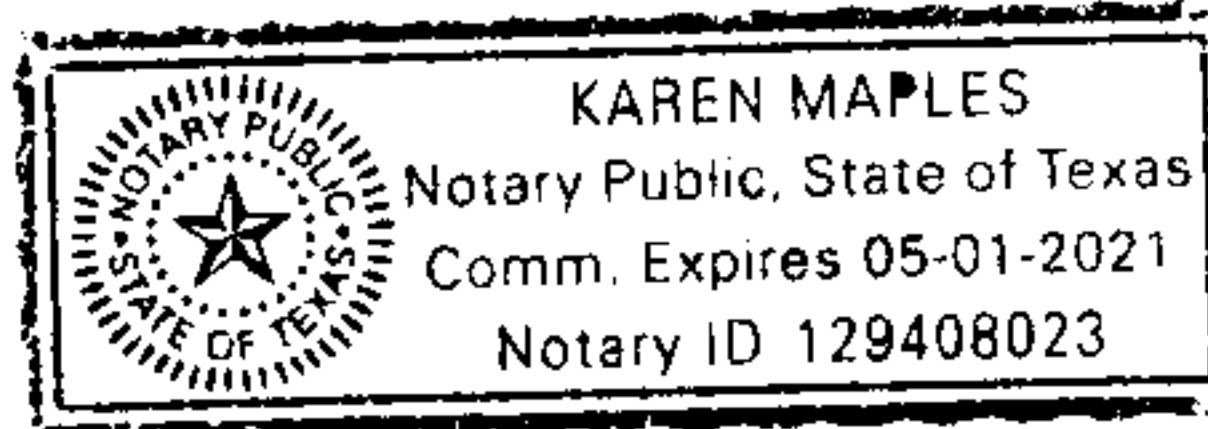
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State of TX
County of Harris

I, Karen Maples, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Xochitl Martinez, whose name as AJP (title) of REVERSE MORTGAGE SOLUTIONS, INC. as attorney in fact for NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing deed, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said Grantor herein on the same day bears date.

Given under my hand (and official seal of office) this 26 day of Sept 2018, 20.

Karen Maples
Notary Public
My commission expires: _____



Prepared By:

LYNN BYRD, AL BAR NO. ASB6789D60L
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

When Recorded Return To:

SOLIDIFI
127 JOHN CLARKE ROAD, FIRST FLOOR
MIDDLETOWN, RI 02842

Real Estate Sales Validation Form

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

NATIONSTAR MORTGAGE LLC D/B/A

Grantor's Name CHAMPION MORTGAGE COMPANY
Mailing Address 14405 WALTERS RD SUITE 200
HOUSTON, TX 77014

Grantee's Name MECA TRUST 2011-1 BY US BANK NA AS CO TRUSTEE
Mailing Address ONE FEDERAL ST 3RD FLOOR
BOSTON, MA 02110

Property Address 301 East College Street, Columbiana, AL 35051 (Shelby)

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 84,000.00


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


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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 10.8.18

Print

Meghan McCarthy

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)