

20190227000061780
02/27/2019 12:24:04 PM
DEEDS 1/3

INVESTOR NUMBER: 011-7868853-703 0212659199

Flagstar Bank, F. S. B. CM #: 434852
MORTGAGOR(S): Brandon Alexander, married

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, **Lakeview Loan Servicing, LLC**, 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:

Commence at the SE corner of the SW 1/4 of SE 1/4 of Section 33, Township 20 South, Range 1 East; thence run Northerly along the East boundary of said SW 1/4 of SE 1/4 a distance of 256.3 feet to the Point of Beginning; thence continue along said East boundary of SW 1/4 of SE 1/4 a distance of 256.2 feet to a point; thence turn an angle of 91 degrees 06 minutes 30 seconds to the left and run Westerly and parallel to the North boundary of said SW 1/4 of SE 1/4 a distance of 170.00 feet to a point; thence turn an angle of 88 degrees 55 minutes 30 seconds to the left and run Southerly and parallel to the East boundary line of said SW 1/4 of SE 1/4 a distance of 256.2 feet to a point; thence turn an angle of 91 degrees 06 minutes 30 seconds to the left and run Easterly and parallel to the South boundary line of said SW 1/4 of SE 1/4 a distance of 170.0 feet to the Point of Beginning. Said parcel of land is lying in the SW 1/4 of SE 1/4 of Section 33, Township 20 South, Range 1 East, 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.

434852 *SWD* *Y

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 21st day of February, 2019.

Lakeview Loan Servicing, LLC By Flagstar Bank,
FSB, as Attorney in Fact

By: [Signature]
Its: Vice President

STATE OF Michigan)

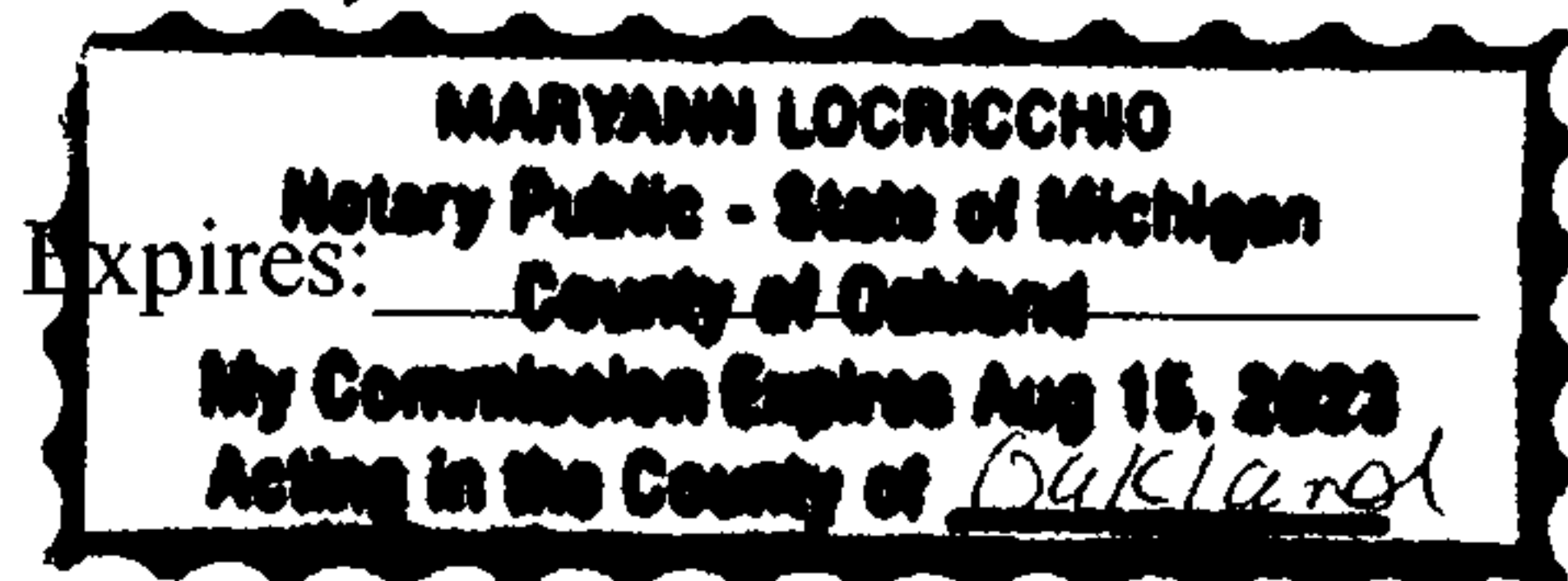
COUNTY OF Oakland)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rebecca Marcetic, whose name as Vice President of Lakeview Loan Servicing, LLC By Flagstar Bank, FSB, as Attorney in Fact, 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 21st day of February, 2019.

[Signature]
Notary Public

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:

Jahan Berns
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>Lakeview Loan Servicing, LLC</u> <u>c/o Flagstar Bank, F. S. B.</u>	Grantee's Name	<u>Secretary of Housing and Urban</u> <u>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>55 Carol Rd</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>February 21, 2019</u>

Total Purchase Price \$102,600.00

or

20190227000061780 02/27/2019 12:24:04 PM DEEDS 3/3 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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other Foreclosure Deed
☐ 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.

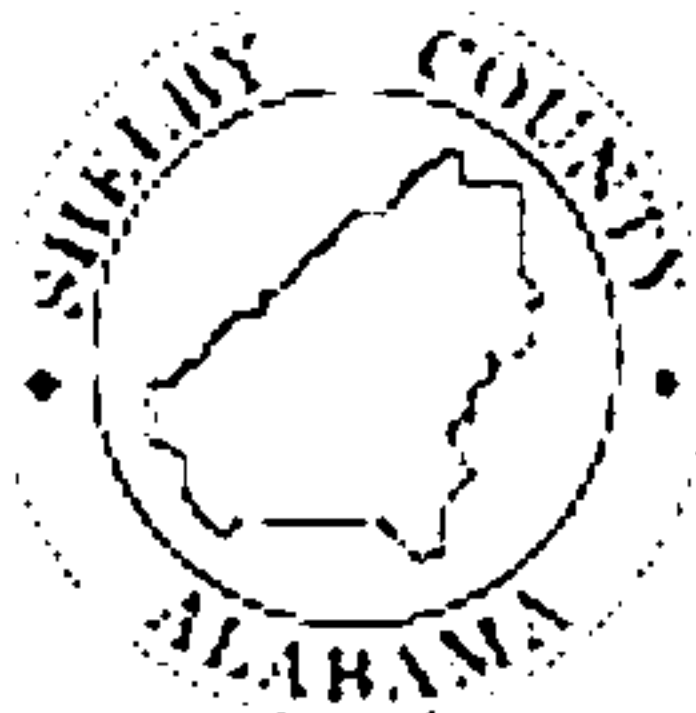
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/25/2019

Print Tiffany Sides, title specialist

☐ Unattested
(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2019 12:24:04 PM
\$22.00 CHERRY
20190227000061780

Allen S. Bayl