

20190619000217090
06/19/2019 10:44:00 AM
DEEDS 1/3

This Document Prepared By:

Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

After Recording Send Tax Notice To:

Marcus Kennedy
1800 Pinehurst Lane
Birmingham, AL 35226

Assessor's Parcel Number: 22-08-27-4-002-008.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$124,000.00), to the undersigned GRANTOR, **Flagstar Bank, FSB**, whose mailing address is 5151 Corporate Drive, Troy, MI 48098, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Marcus Kennedy, a married person, taking as separate property**, (herein referred to as grantee), whose mailing address is 1800 Pinehurst Lane, Birmingham, AL 35226, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 1010, ACCORDING TO THE SURVEY OF THE FINAL PLAT OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 15 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 3057 Highview Lane, Calera, Alabama 35040

Source of Title. Ref.: Foreclosure Deed: Recorded March 15, 2019; Doc. No. 20190315000083040

Total Purchase Price: \$124,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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

Date: 6/4/2019 Printed Name: Rebecca Marcetic
Signature: [Signature]

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President,
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 4th
day of June, 2019.

Flagstar Bank, FSB

Attest: [Signature]

By: [Signature]
Rebecca Marcetic Vice President
Printed Name & Title

Rosemary Tinham Assistant Vice President

Printed Name & Title

STATE OF Michigan
Oakland COUNTY

I, Maryann Locricchio, a Notary Public in and for said
County, in said State, hereby certify that Rebecca Marcetic, whose
name as Vice President of Flagstar Bank, FSB, 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 above and foregoing conveyance, he/she, as such signor and with
full authority, executed the same voluntarily for and as the act of said corporation on the day the
same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
4th day of June, 2019.

Maryann Locricchio
NOTARY PUBLIC
My Commission Expires: Aug 15, 2023

Loan No. 504821596



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Flagstar Bank, FSB
 Mailing Address 5151 Corporate Drive
Troy, MI 48098

Grantee's Name Marcus Kennedy
 Mailing Address 1800 Pinehurst Lane
Birmingham, AL 35226

Property Address 3057 Highview Lane
Calera, AL 35040

Date of Sale 6/14/2019
 Total Purchase Price \$124,000.00
 or
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 6/19/2019

Print Jason McKain

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/19/2019 10:44:00 AM
 \$145.00 CHARITY
 20190619000217090

(verified by)

Allen S. Byrd

Form RT-1