

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 9181819 / Dudley

Send Property Tax Notice to:
Federal Home Loan Mortgage
Corporation (1410 Springs Hill
Road, McLean, VA 22102)

20191011000376450
10/11/2019 02:44:43 PM
DEEDS 1/5

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Home Point Financial Corporation**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 43-A according to a Re-subdivision of Lots 42, 43, 44, 45, according to the Map of Meadow Brook 7th Sector, 2nd Phase, as recorded in map Book 19, Page 16, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Being the same property conveyed to Margaret Ann Dudley and Rufus L. Dudley in that Warranty Deed recorded September 26, 2012, in Instrument No. 20120926000367320, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED SEPTEMBER 20, 2019, RECORDED IN INSTRUMENT NO. 20190924000349560 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, ^{Home Point} ~~Financial Corporation~~ (Grantor), by Stephen Gabbard its Managing Director who is authorized to execute this conveyance, has hereto set its signature and seal, on this 2nd day of October, 2019.

Home Point Financial Corporation

By: [Signature] (Seal)

Name: Stephen Gabbard

Title: Managing Director

THE STATE OF TEXAS
COUNTY OF DALLAS

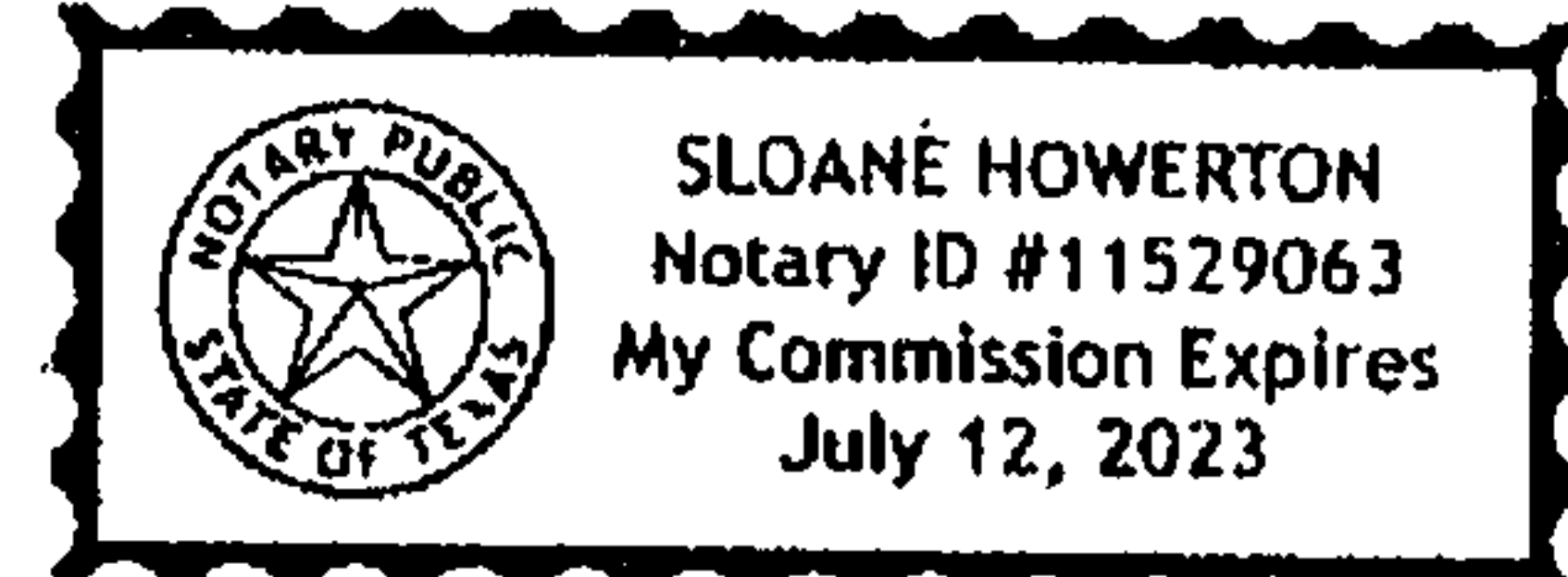
Corporate Resolution
Attached as Exhibit B

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Stephen Gabbard who is Managing Director of Home Point Financial 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 as such officer with full authority, executed same voluntarily for and as the act of Managing Director.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 2nd day of October, 2019.

[Signature]
NOTARY PUBLIC

My Commission expires: 7/12/23



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

Grantor's Name	Home Point Financial Corporation	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address	11511 Luna Rd Farmers Branch, TX 75234	Mailing Address	1410 Springs Hill Road, McLean, VA 22102
Property Address	5084 Meadowbrook Road Birmingham, AL 35242	Date of Sale	September 16, 2019
		Total Purchase price	\$327,156.60
		or	
		Actual Value	
		or	
		Assessed 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 FC Sale
☐ 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	<u>10/2/19</u>	Print	<u>Stephen Gabbard</u>
☒ Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

HOME POINT FINANCIAL CORPORATION

CERTIFICATE OF INCUMBENCY

I, Julianne Ilstrup, hereby certify that I am a duly qualified and acting Assistant Secretary of Home Point Financial Corporation, a New Jersey corporation (the "*Corporation*") and further certify on behalf of the Corporation as follows:

EXHIBIT "B"

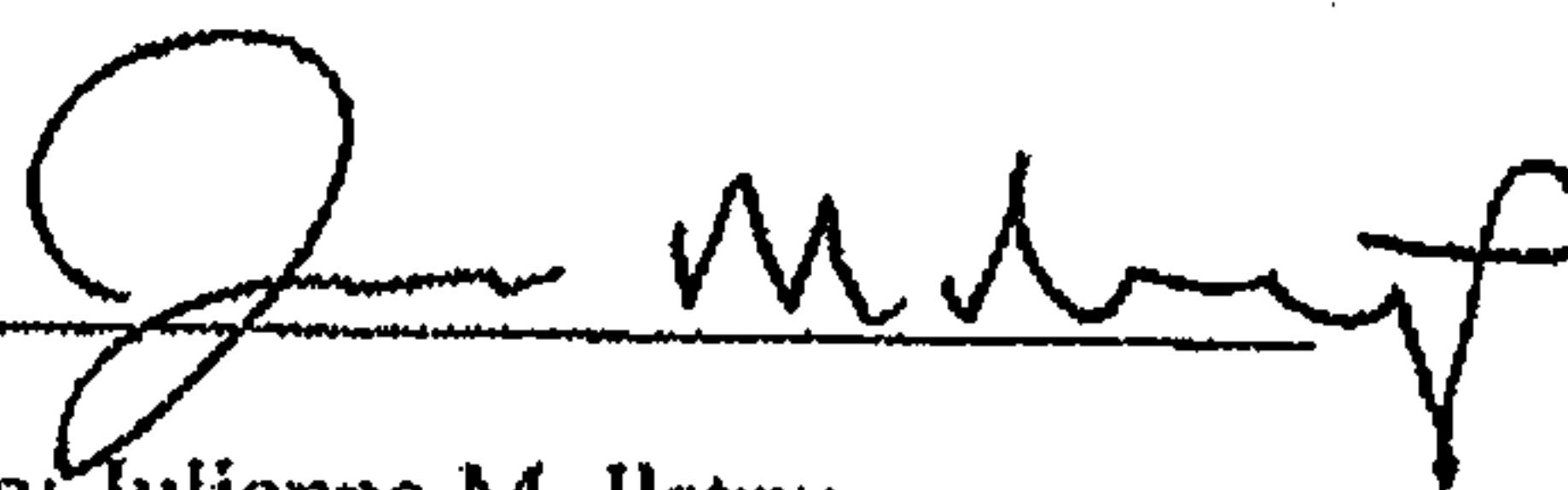
1. Each person whose name, title and signature appears on Attachment I hereto is duly authorized to execute on behalf of the Corporation any and all normal and customary documents required for the daily, weekly and monthly operations of servicing of mortgage loans; and

2. Each person whose name, title and signature appears on Attachment I hereto on this day holds the title set forth opposite his name and the signature set forth opposite his name is his genuine signature.

IN WITNESS WHEREOF, I have hereunto signed my name.

Dated: January 2, 2019

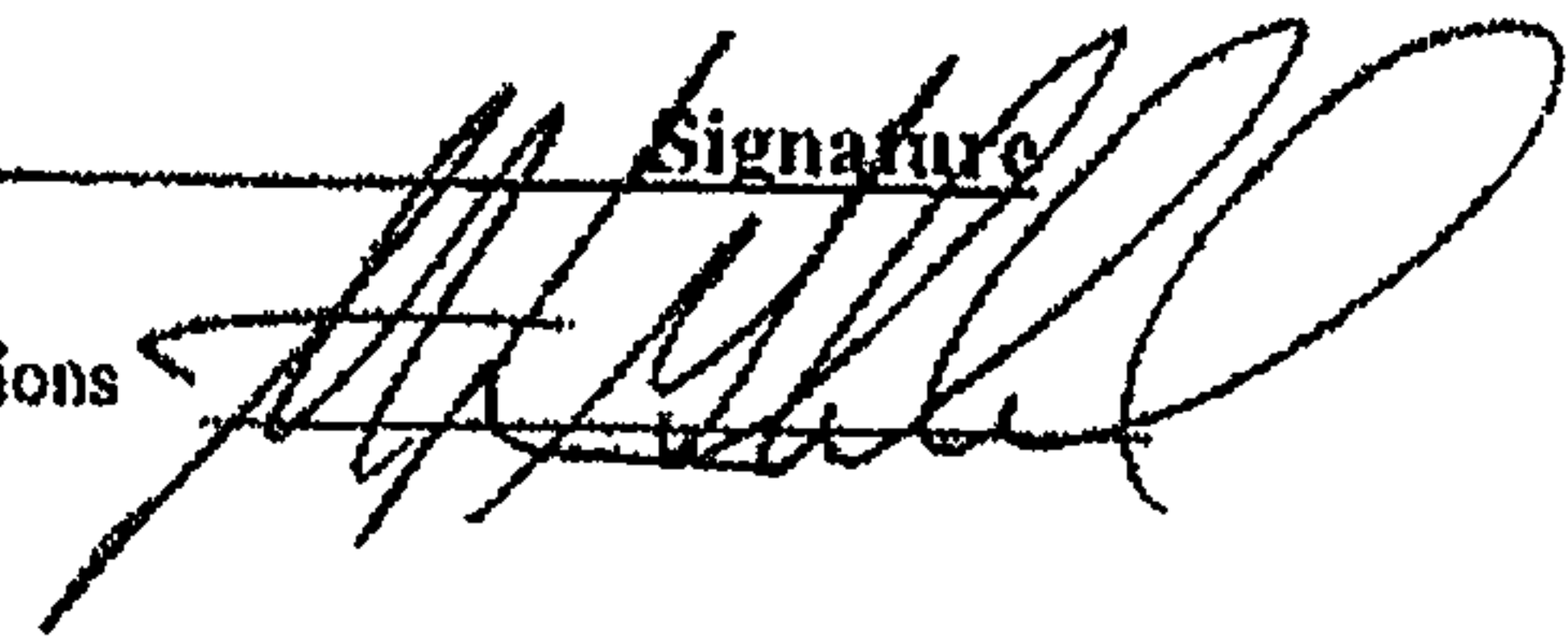
By: _____

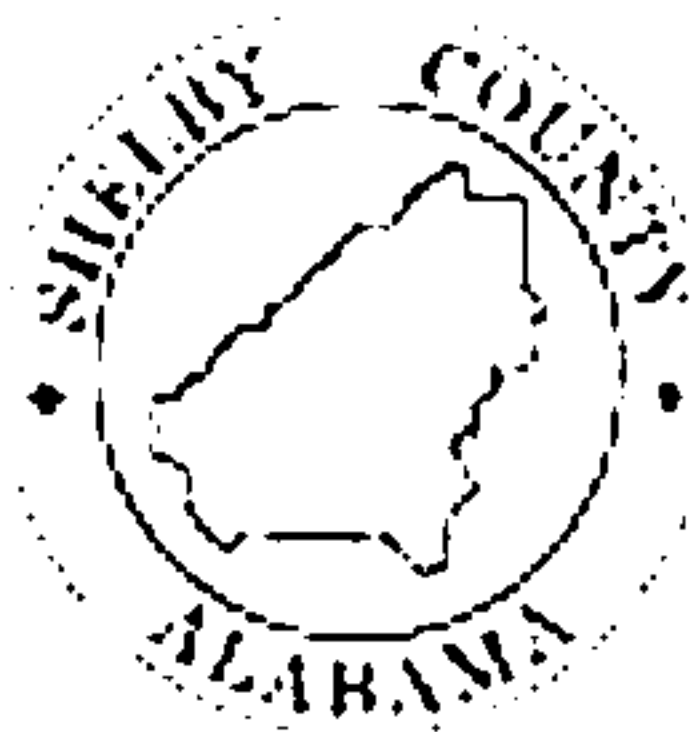


Name: Julianne M. Ilstrup

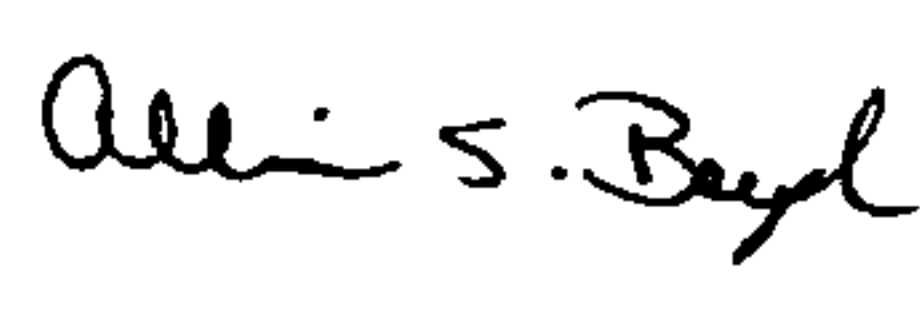
Title: Assistant Secretary

Attachment I

Name	Title	Signature
 Stephen (Hoss) Gabbard	Senior Director - Default Operations	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2019 02:44:43 PM
\$35.00 CHERRY
20191011000376450



HOME POINT FINANCIAL CORPORATION
CERTIFICATE OF INCUMBENCY