

AL-19100024S

This instrument was prepared by:

Victor Kang  
Rubin Lublin AL, LLC

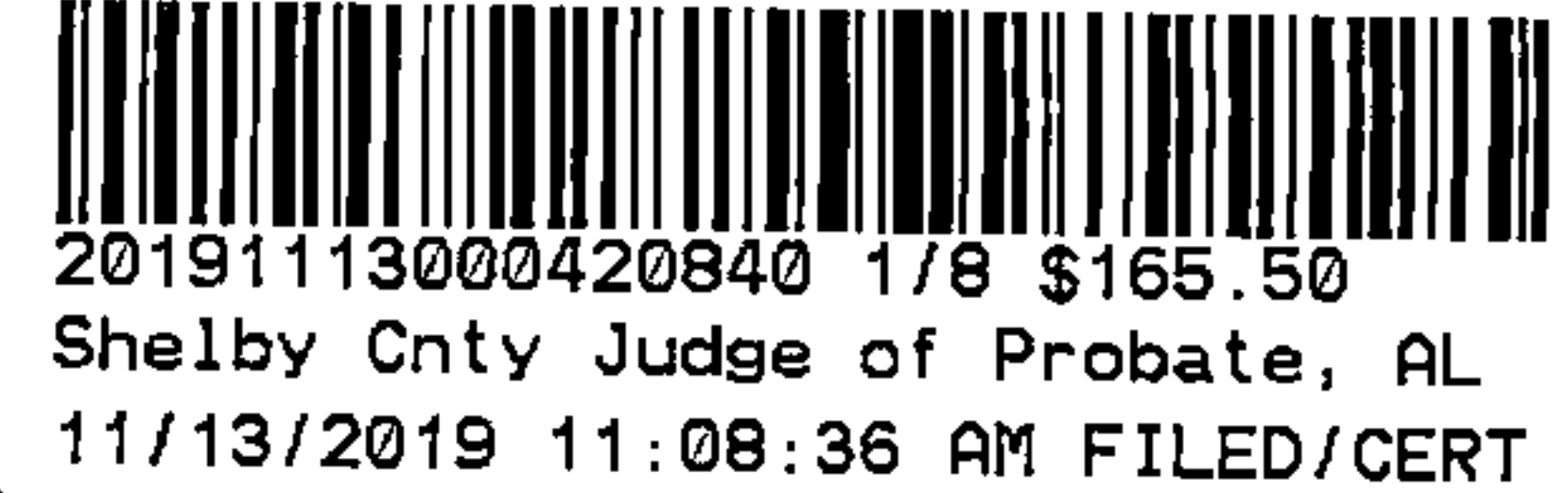
200 Clinton Ave. West, Suite 406  
Huntsville, AL, 35801

Send Tax Notices To:

Tiffany Shea Seale  
Jamie Holtzclaw  
124 Setting Sun Lane  
Alabaster, AL 35007

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3145 Avalon Ridge Place, Suite 100  
Peachtree Corners, GA 30071



THE STATE OF Michigan  
Oakland COUNTY

### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 122,500.00 Dollars, to the undersigned grantor(s), **Pingora Loan Servicing, LLC** in hand paid by **Tiffany Shea Seale and Jamie Holtzclaw**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Tiffany Shea Seale, single woman and Jamie Holtzclaw, a married woman**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Tiffany Shea Seale, a single woman and Jamie Holtzclaw, a married woman** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 04/03/2019 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

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AL-19100024S

In Witness Whereof, we have hereunto set our hands and seals, this 28<sup>th</sup> day of October, 2019

Flagstar, FSB, as attorney in fact for Pingora Loan Servicing, LLC

By: [Signature]

Printed Name: Rebecca Marcetic

Title: Vice President of Flagstar, FSB, as attorney in fact for Pingora Loan Servicing, LLC

The State of Michigan

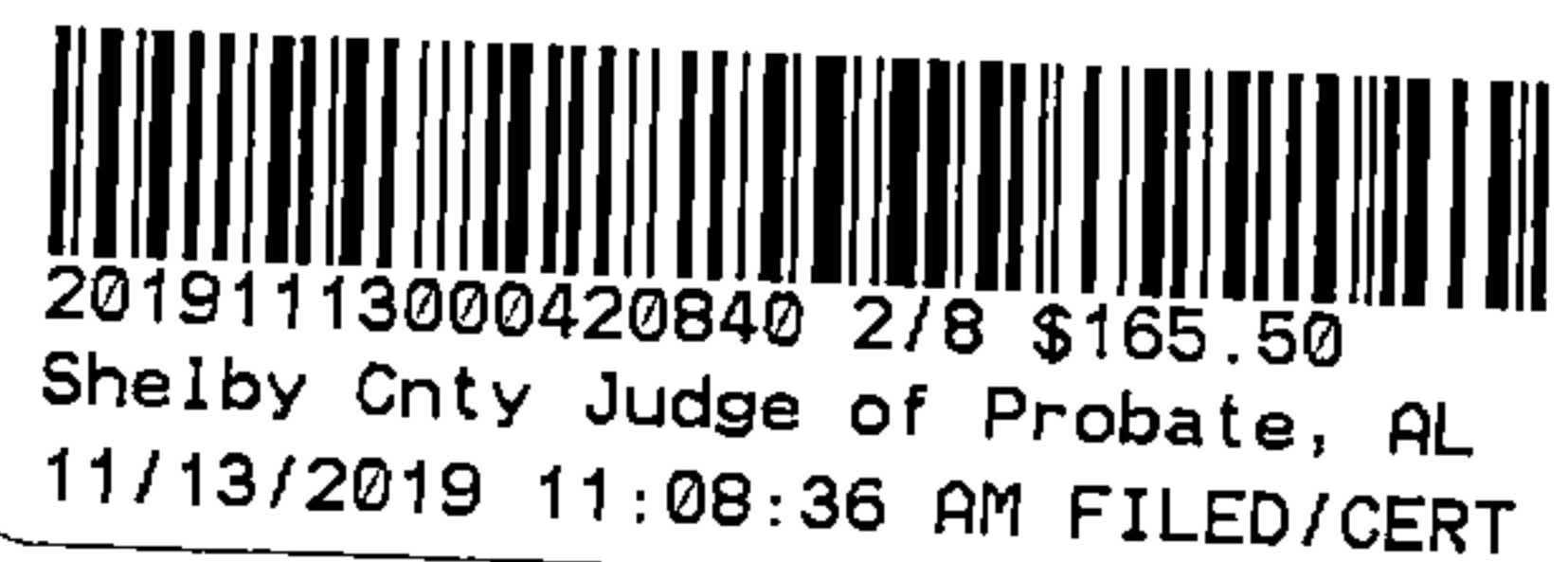
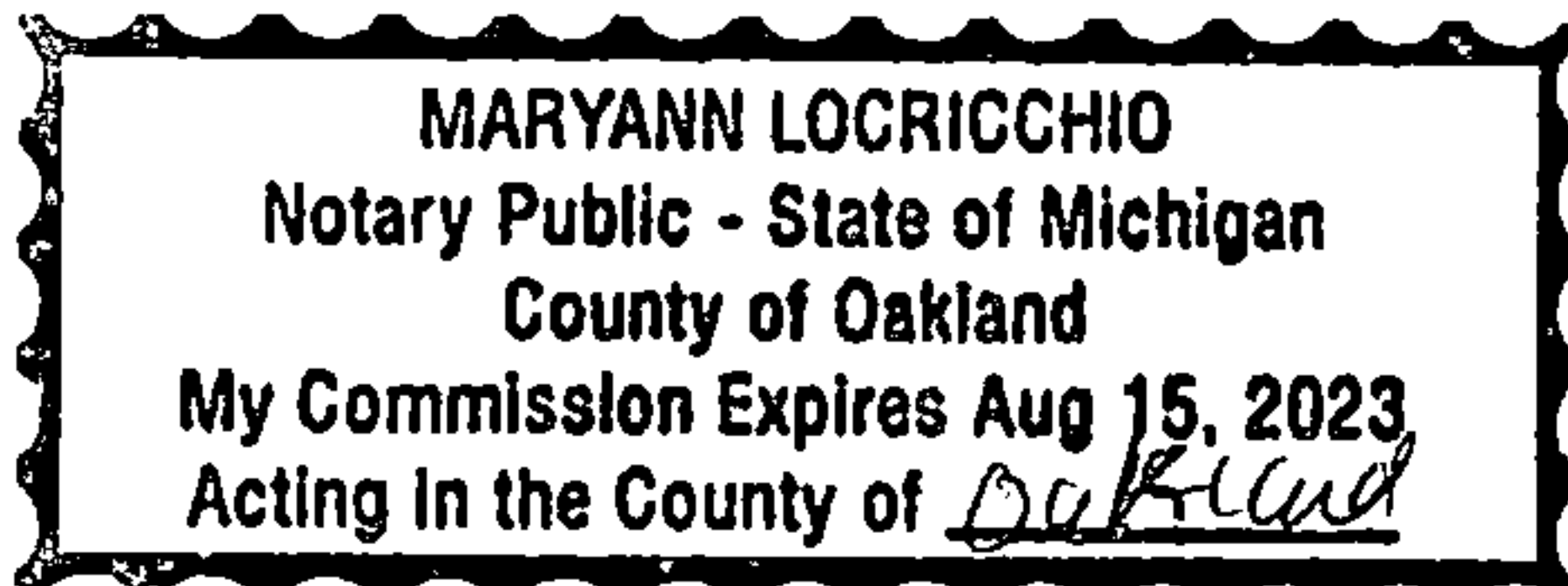
Oakland County

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 as attorney in fact for Pingora Loan Servicing, LLC 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact as aforesaid.

Given under my hand this the 28<sup>th</sup> day of October 2019

[Signature]

Notary Public



AL-19100024S

**EXHIBIT "A"**

Lot 6, according to the Map and Survey of Navajo Hills, 3rd Sector, as recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama.



20191113000420840 3/8 \$165.50  
Shelby Cnty Judge of Probate, AL  
11/13/2019 11:08:36 AM FILED/CERT



**LIMITED POWER OF ATTORNEY**

RECORDING REQUESTED BY,  
AND WHEN RECORDED MAIL TO:  
FLAGSTAR BANK, FSB  
5151 Corporate Drive  
Troy, Michigan 48098  
Attention: Final Documents

KNOW ALL MEN BY THESE PRESENTS, that Pingora Loan Servicing, LLC, a limited liability company organized and existing under the laws of the State of Delaware, and having its principal place of business at 1755 Blake Street, Suite 200, Denver, Colorado 80202 (the "Owner"), pursuant to that certain Subservicing Agreement, by and between Flagstar Bank, FSB (the "Subservicer") and the Owner, dated as of April 28, 2017 (the "Agreement"), hereby constitutes and appoints the Subservicer (acting by and through any of (i) the Subservicer's officers, (ii) the Subservicer's mortgage loan servicing supervisory personnel designated from time to time by the Subservicer, (iii) the mortgage loan component default subservicing supervisory personnel of LoanCare, LLC or its affiliates designated by the Subservicer from time to time, or (iv) the supervisory personnel of Security Connections, Inc. for purposes of lien release and assignment preparation as (in each such case) the Subservicer's authorized representative the Owner's true and lawful Attorney-in-Fact, in the Owner's name, place and stead and for the Owner's benefit, for the purpose of performing all acts and executing all documents in the name of the Owner as may be customarily and reasonably necessary and appropriate to performing servicing or subservicing activities all subject to the terms of the Agreement, including but not limited to the following enumerated transactions, in respect of any of the real estate owned properties, mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and which are subserviced subject to the terms of the Agreement.

This appointment shall apply but not be limited to the following enumerated transactions:

**Exhibit A**

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or rerecording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a United States governmental agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to a mortgage insurer, or the closing of the title to property to be acquired as real estate owned, or conveyance of title to real estate owned.

CONFIDENTIAL

Chambers, AL 3/19/2019 3:32:15 PM 2019 1215  
Paul Story, PROBATE JUDGE 3 of 6

Mail Date 03/25/2019 Tray #1 Batch #860044058 Seq #12

4. The completion of loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the endorsement of the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the commencement and completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
  - b. the preparation and issuance of statements of breach or non-performance;
  - c. the preparation and filing of notices of default and/or notices of sale
  - d. the cancellation/rescission of notices of default and/or notices of sale;
  - e. the taking of a deed in lieu of foreclosure; and
  - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8(a) through 8(e), above.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the Agreement, as fully as the undersigned might or could do, and hereby does ratify and confirm all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof. This Limited Power of Attorney shall be effective as of the date of the Agreement as set forth above.

This appointment shall continue in full force and effect until (i) revoked in writing by the Owner, (ii) the termination of the Agreement, or (iii) with respect to any Mortgage or REO property, such Mortgage or REO property is no longer serviced by Subservicer under the Agreement.

The Owner will not be responsible for inspection of any items being executed pursuant to this Limited Power of Attorney and as such, is relying upon the Subservicer to undertake whatever procedures may be necessary to confirm the accuracy of such items.



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Paul Story, PROBATE JUDGE 4 of 6

Third parties without actual notice that the Owner has revoked or terminated this Limited Power of Attorney may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney continues in full force and effect and has not been revoked or terminated.

The Subservicer shall indemnify, defend and hold harmless the Owner and its successors and assigns from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever, ("Claims") arising out of, related to, or in connection with (i) any act taken pursuant to this Limited Power of Attorney, which act results in a Claim by virtue of the unlawful use of, or misuse of, this Limited Power of Attorney (and not as a result of a Claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used), or (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

IN WITNESS WHEREOF, [ Pingora Loan Servicing, LLC ], as Owner under and pursuant to the Agreement, has caused this Limited Power of Attorney to be signed and acknowledged in its name and on its behalf by its duly authorized representative on this 16th day of May, 2017.

[ Pingora Loan Servicing, LLC ]

By:

Name: Michael P. Lau

Title: CEO

Witness #1:

RMB

Printed name:

Ron Bendañ

Witness #2:

Larry Jackson

Printed name:

Larry Jackson

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Shelby Cnty Judge of Probate, AL  
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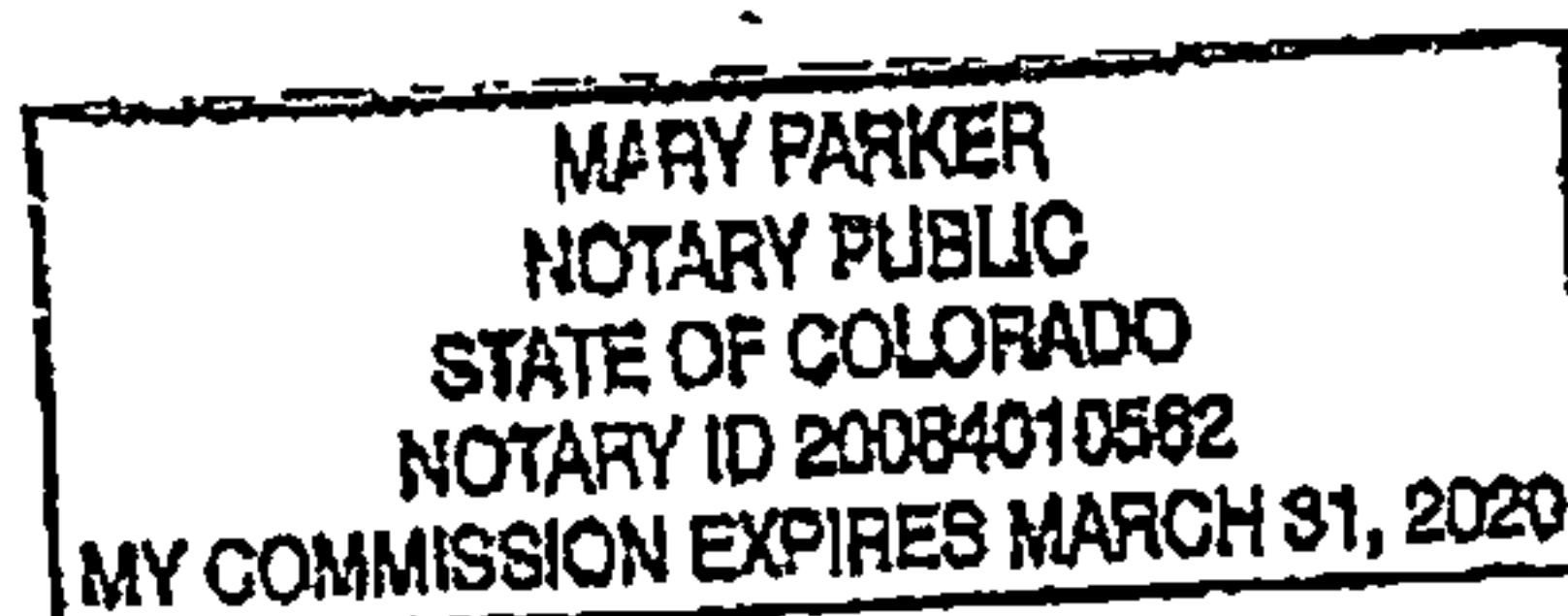
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Chambers, AL 3/19/2019 3:32:15 PM 2019 1215  
Paul Story, PROBATE JUDGE 5 of 6

State of CO  
County of Denver

On the 16th day of May, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael P. Lau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his indicated capacity, and that, by his signature on the instrument, the person upon behalf of which the individual acted executed the instrument.

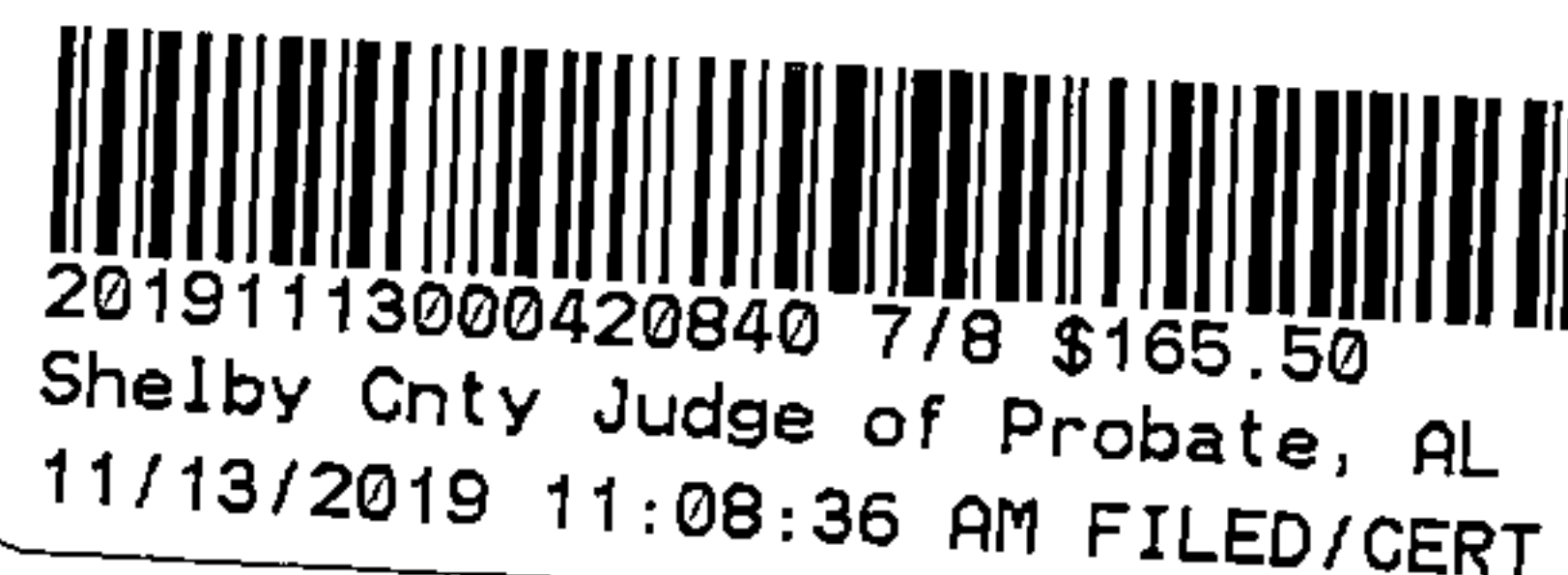
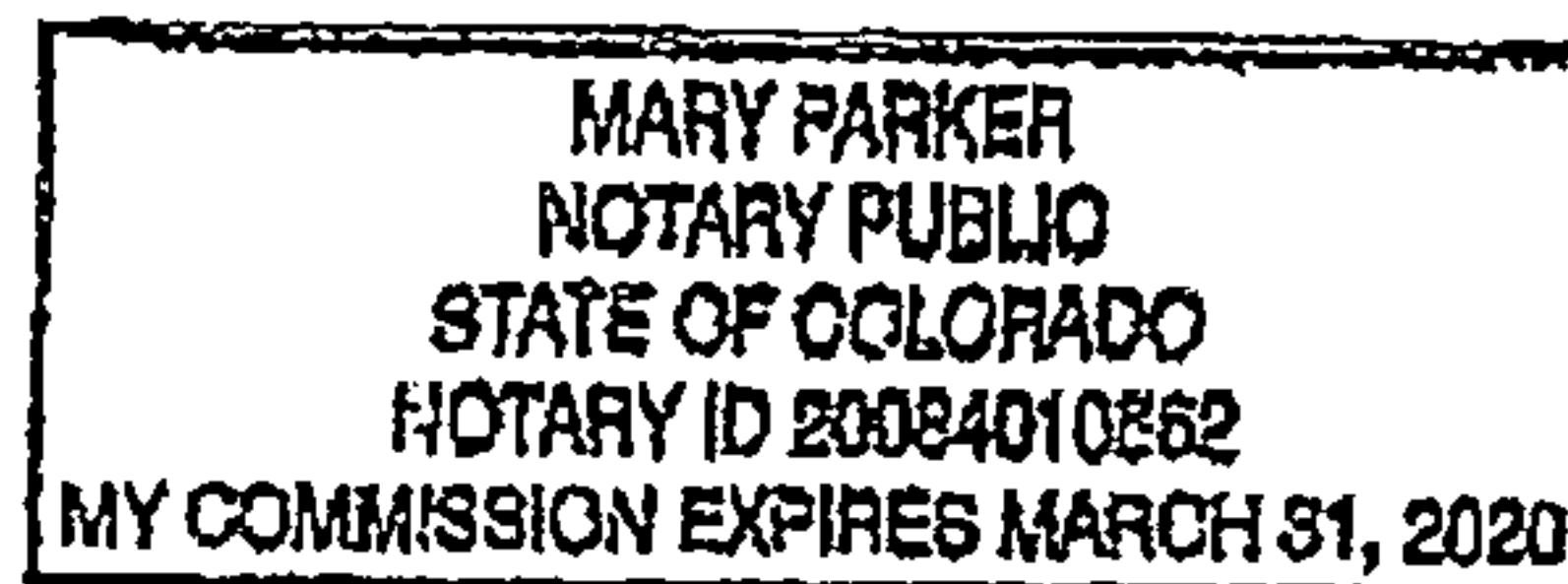
Signed: Mary Parker  
Title: Notary Public



State of CO  
County of Denver

On the 16th day of May, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Ron Bendalin and Larry Jackson, the subscribing witnesses to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that they respectively reside in 6471 E Radcliff Ave, Englewood, CO (if the place of residence is in a city, include the street and street number, if any, thereof) and 24681 E Ontario Dr, Aurora, CO (if the place of residence is in a city, include the street and street number, if any, thereof); that they know Michael P. Lau to be the individual described in and who executed the foregoing instrument; that said subscribing witnesses were present and saw said Michael P. Lau execute the same; and that said witnesses at the same time subscribed their names as witnesses thereto.

Signed: Mary Parker  
Title: Notary Public





AL-191000245

Real Estate Sales Validation Form

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

Grantor's Name: Pingora Loan Servicing, LLC      Grantee's Name: Tiffany Shea Seale  
Mailing Address: 425 Phillips Blvd      Mailing Address: Jamie Holtzclaw  
Ewing, NJ 08618      124 Setting Sun Lane  
Alabaster, AL 35007

Property Address: 1310 ARROWHEAD TRL      Date of Sale: ~~11/20/2019~~ 10/31/19  
Alabaster, AL 35007      Total Purchase Price: 122,500.00

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      ☐ Other \_\_\_\_\_  
☐ 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.

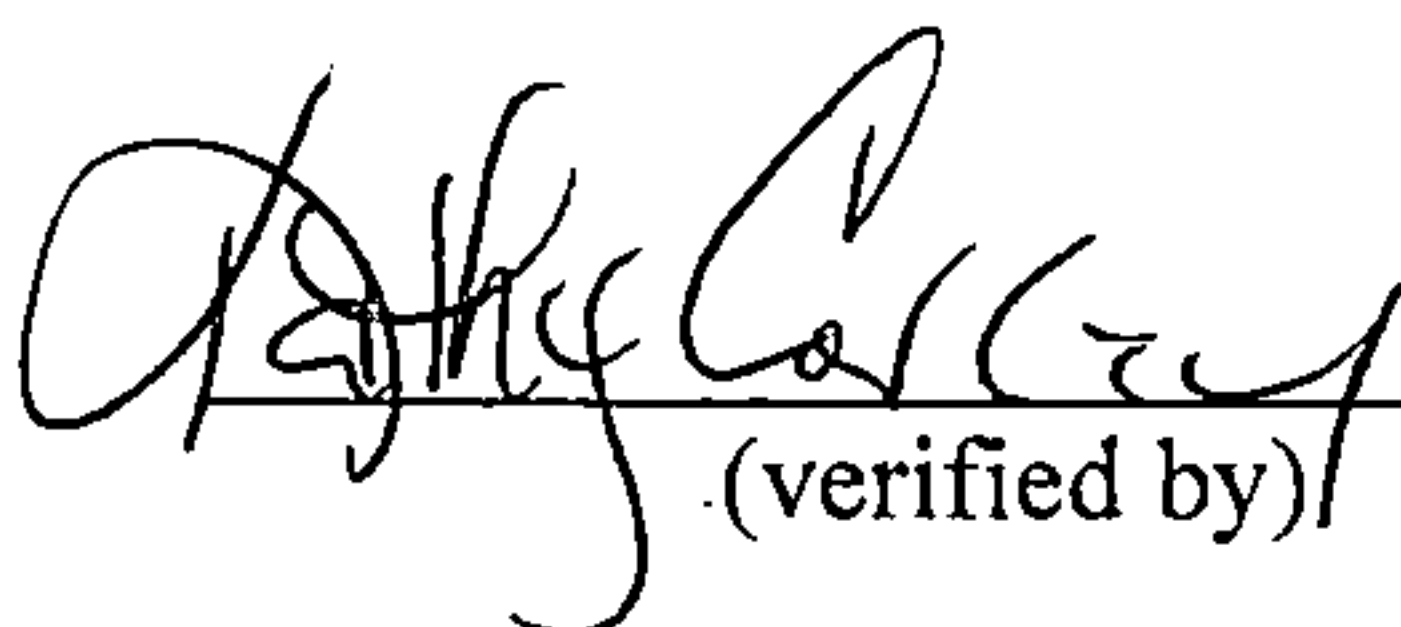
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 11/1/19

\_\_\_\_ Unattested

  
(verified by)

Print: Kendra Martin

Sign:   
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 11/13/2019  
State of Alabama  
Deed Tax: \$122.50



20191113000420840 8/8 \$165.50  
Shelby Cnty Judge of Probate, AL  
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