

STATE OF ALABAMA
COUNTY OF SHELBY

20200117000025220 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/17/2020 03:10:19 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, Carrington Mortgage Services, LLC whose address is, 1600 South Douglass Road, Ste 200-A, Anaheim, CA 92806, hereinafter called the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, hereby acknowledged to have been paid to the Grantor, by Secretary of Housing and Urban Development, His/Her Successors and Assigns, whose address is c/o Information Systems Network (ISN), 2401 NW 23rd Street, Ste 1D, Oklahoma City, OK 73107, hereinafter called the Grantee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Secretary of Housing and Urban Development in fee simple, the following described real property situated in the County of Shelby, State of Alabama, more particularly described as follows, to-wit:

Lot 22, according to the Survey of Shalimar Point, as recorded in Map Book 14, Page 105, in the Probate Office of Shelby County, Alabama.

Commonly known as: 121 Pebble Drive Alabaster, AL 35007

EXCEPTING THEREFROM:

1. such oil, gas and other minerals on, in or under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors; it being the intention of the grantors to convey to grantees only the interest grantors own therein, if any;
2. restrictive covenants, easements, rights of way and building set back lines, if any, applicable to said property of record in the Office of the Judge of the Probate Court of Shelby County, Alabama.

SUBJECT TO:

Statutory right of redemption of all parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from the foreclosure of the mortgage from Joe Bennett, and Melissa Bennett, Husband and Wife, to Mortgage Electronic Registration Systems, Inc., as Nominee for Countrywide Home Loans, Inc., dated June 24, 2002, and recorded as Instrument Number 20020702000308860; and foreclosure deed recorded on April 18, 2019 as Instrument Number 20190418000127450.

TOGETHER WITH all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same unto said his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, the Grantor, has caused this instrument to be executed on this the 20 day of December, 2019.

Carrington Mortgage Services, LLC,

By: 

Letxy Sosa

It's: **Post Foreclosure Manager**

Dated this 20th day of December, 2019.

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Cassandra Moore
Witness Cassandra Moore

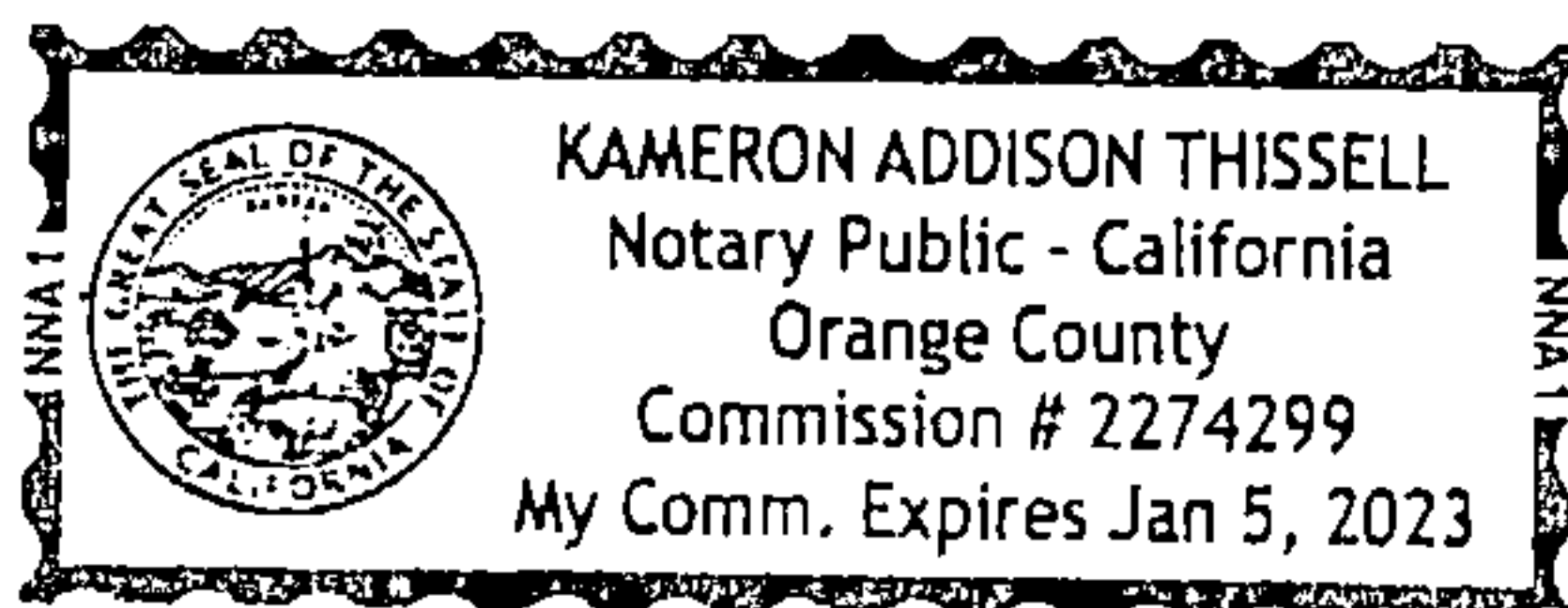
Catherine Elizondo
Witness Catherine Elizondo

State of California
County of Orange

On this 20th, of December, 2019 before me, Kameron Addison Thissell **Notary Public**,
personally appeared Letty Sosa, who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Signature of Notary (Notary Seal)

Grantees Address: Secretary of Housing and Urban Development C/O Information Systems Network (ISN) 2401
NW 23rd Street, Ste. 1D Oklahoma City, Oklahoma 73107

Instrument Prepared By: Kent D. McPhail of Kent McPhail & Associates, LLC 126 Government St. Mobile, AL
36601 (251) 438-2333

Real Estate Sales Validation Form

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

Grantor's Name Carrington Mortgage Services, LI
Mailing Address 1600 S. Douglass Rd, Ste 200A
Anaheim, CA 92806

Grantee's Name Secretary of Housing & Urban Develo
Mailing Address c/o ISN
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

Property Address 121 Pebble Dr
Alabaster, AL 35007

Date of Sale 12/20/2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 159,600.00

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 No Tax

☐ 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 1/2/2020

Print Sylvia A. Weiss

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

by)
20200117000025220 3/3 \$29.00
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Print Form

Form RT-1