

DOCUMENT PREPARED BY AND RETURN TO:  
Victor Kang  
3145 Avalon Ridge Place  
Suite 100  
Peachtree Corners, GA 30071

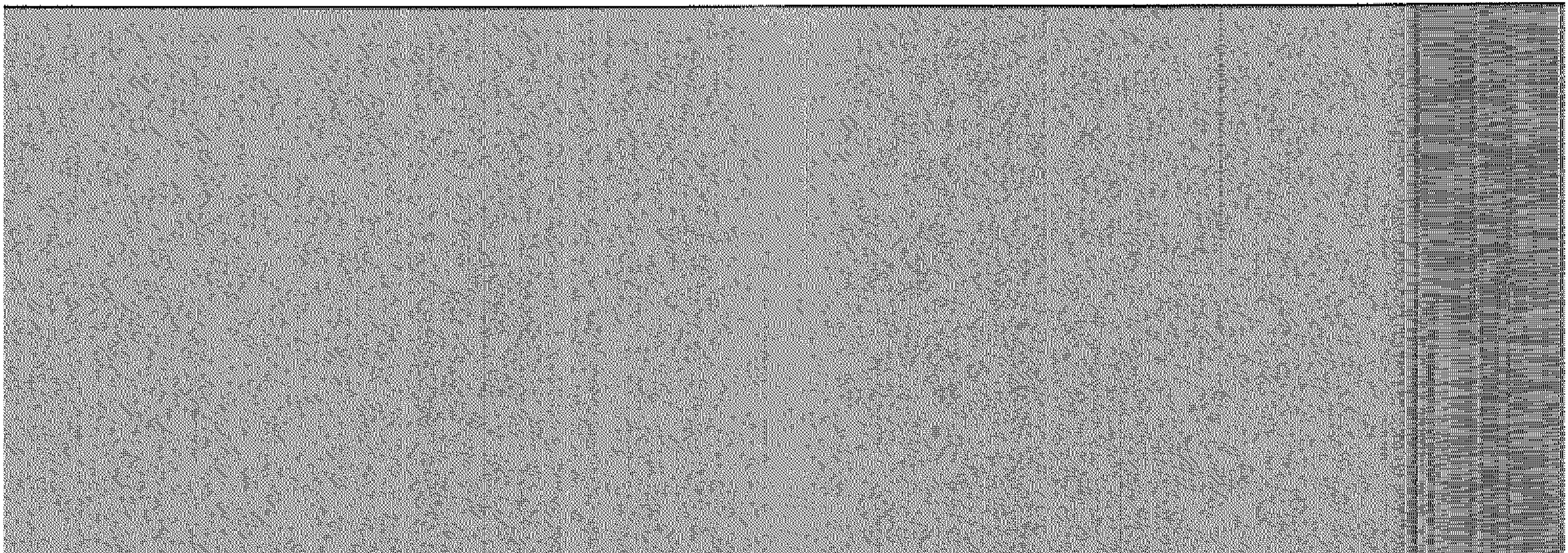
STATE OF Texas  
COUNTY OF Dallas

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: **Home Point Financial Corporation**, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents, does hereby grant, bargain, sell and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his/her successors and assigns**, an officer of the United States of America, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property situated in Shelby County, Alabama:

LOT 17, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST, SECTOR 3, PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof. The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.



TO HAVE AND TO HOLD the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its undersigned officer, and its corporate seal affixed this the 16<sup>th</sup> day of August, 2019

Home Point Financial Corporation

By: 

Printed Name

Its:

**Stephen Gabbard**  
**Managing Director**

STATE OF TEXAS  
COUNTY OF DALLAS

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Stephen Gabbard whose name as Managing Director of Home Point Financial Corporation has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said Home Point Financial Corporation.

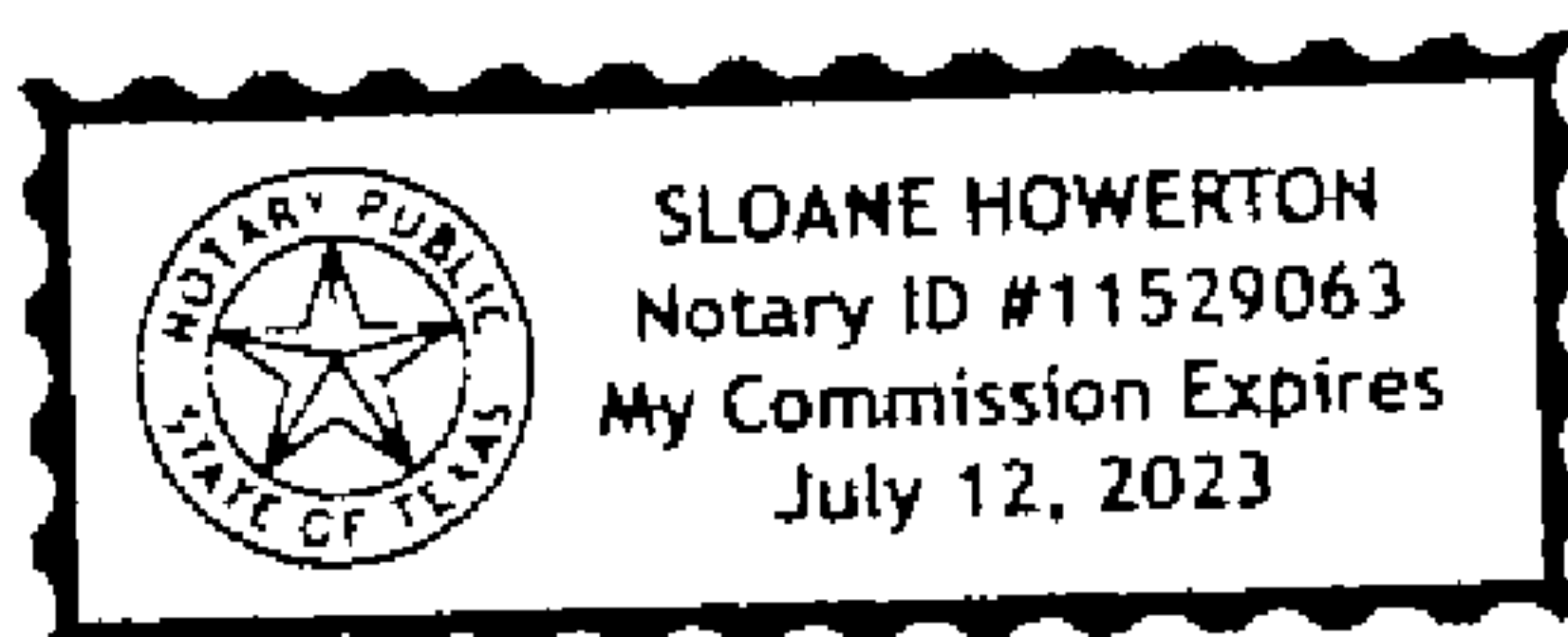
Given Under My Hand and Official Seal this 16<sup>th</sup> Day of August, 2019.

Sloane Howerton

Notary Public

My Commission Expires: 7/12/23

(Notary Seal)



## Real Estate Sales Validation Form

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

Grantor's Name JESSE L. BANDY  
 Mailing Address 404 OAKWELL COVE  
CALERA, AL 35040

Grantee's Name Home Point Financial Corporation  
 Mailing Address 2211 Old Earhart Rd  
Ann Arbor, MI 48105

Property Address 404 OAKWELL COVE  
CALERA, AL 35040

Date of Sale 05/07/2018

Total Purchase Price \$ 157320

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 MORTGAGE FORECLOSURE DEED

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 1-24-20

Print Mary Davis

Sign

Mary Davis  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/24/2020 03:18:55 PM  
 \$29.00 CHERRY  
 20200124000033190

*Allen S. Byrd*

**Form RT-1**