

20200430000169600  
04/30/2020 01:27:25 PM  
QCDEED 1/3

**Document Prepared by: L. Ishikawa**  
Information Systems & Networks Corporation  
2401 NW 23<sup>rd</sup> Street, Ste. 1D  
Oklahoma City, OK 73107  
FHA Case # 011-686561

## **QUITCLAIM DEED**

**STATE OF ALABAMA**

**COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development, his successors and/or assigns**, as party of the first part, by **Embrace Home Loans, Inc.** as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in **Shelby County, Alabama**:

**LOT 176, ACCORDING TO THE SURVEY OF PHASE TWO, HIDDEN CREEK III AS RECORDED IN MAP BOOK 26, PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Source of Title: Instrument #: 20170721000260670**  
**Commonly known as: 304 HIDDEN CREEK TRL, PELHAM, AL 35124**  
**Tax ID # 136134005023000**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 20<sup>th</sup> day of February, 2020

**See Attached Execution and Notary Acknowledgement**

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 20<sup>th</sup> day of February, 2020

The Secretary of Housing and Urban Development,  
his successors and/or assigns

By: *Authorized Agent*

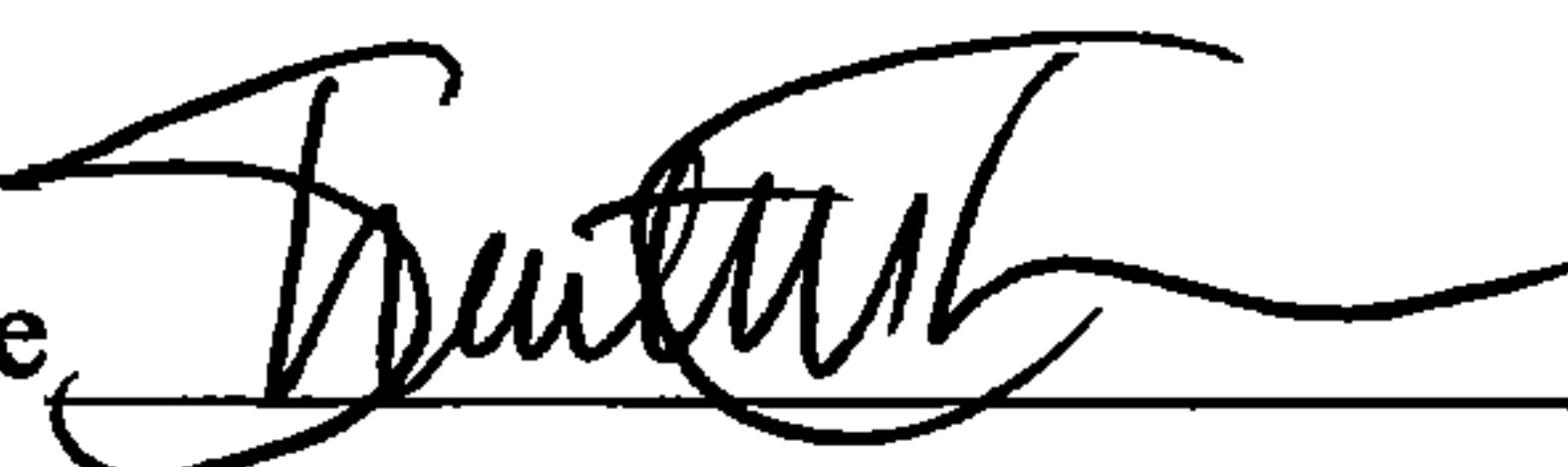
Gwen Van Every  
Authorized Agent

By Delegation of Authority  
Federal Register, Doc. No.:  
FR-5076-D-06 & FR-5557-D-08

### ACKNOWLEDGEMENT

State of Oklahoma  
County of Oklahoma

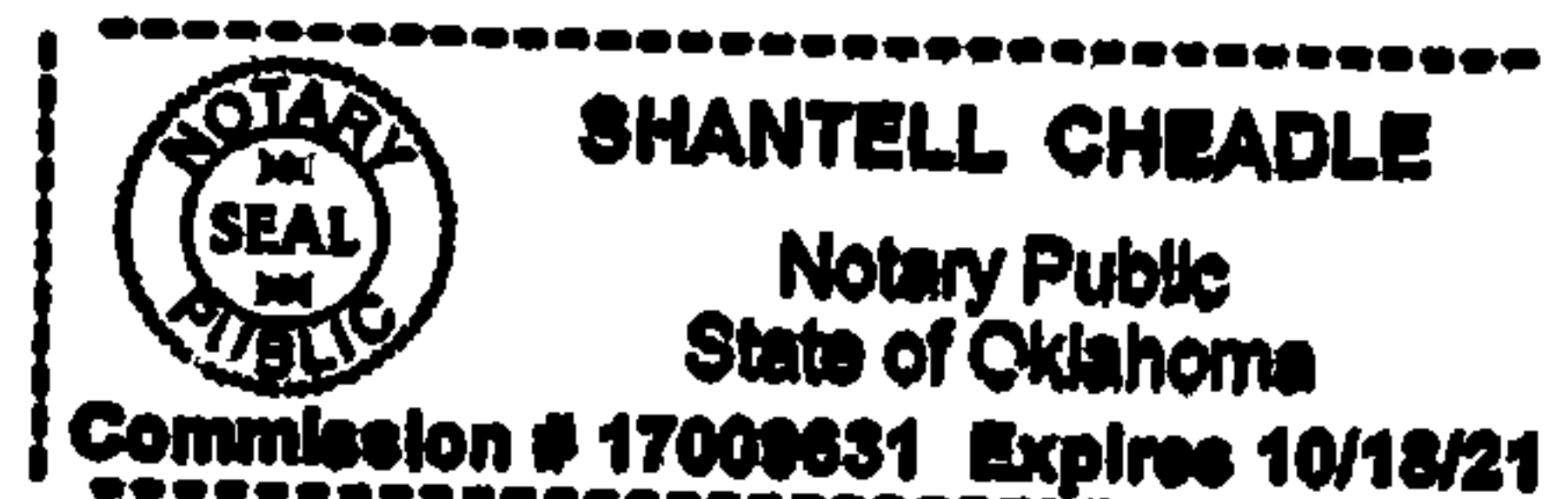
This instrument was acknowledged before me Shantell Cheadle on this 20<sup>th</sup> day of February, 2020, by Gwen Van Every as Authorized Agent of The Secretary of Housing and Urban Development, his successors and/or assigns.

Signature  (Notary Seal)

Print: Shantell Cheadle, Notary Public

My commission expires: 10/18/21

My commission #: 17009431



**Grantee's Mailing Address:**

**Send Tax Statements to:**

RoundPoint Mortgage Servicing Corporation  
5016 Parkway Plaza Blvd, STE 100  
Charlotte, NC 28217

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

Grantor's Name The Secretary of Housing and Urban Development, his successors and/or assigns

Grantee's Name Embrace Home Loans, Inc.

Mailing Address 451 7<sup>TH</sup> St, SW  
Washington, DC 20410

Mailing Address c/o RoundPoint Mortgage  
Servicing Corporation  
5016 Parkway Plaza Blvd, STE  
100  
Charlotte, NC 28217

Property Address 304 HIDDEN CREEK TRL  
PELHAM, AL 35124

Date of Sale 2/20/2020  
\$



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/30/2020 01:27:25 PM  
\$162.00 MIST  
20200430000169600

Assessor's Market Value \$ 133,900.00

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  
☐ Sales Contract  
☐ Closing Statement  
☐ Appraisal  
☒ Assessors Website

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 2/20/2020

Print Secretary of Housing and Urban Development

Gwen Van Every  
Authorized Agent

Unattested Lani Ishikawa  
(verified by)  
Lani Ishikawa

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one