

20201012000460260
10/12/2020 08:07:39 AM
DEEDS 1/4

After recording return to:
ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108
Servicelink No. 191067763

Mail tax statements to:
Secretary of Housing and Urban Development
C/O Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 13 day of January, 2020, by and between **PHH Mortgage Corporation**, a mailing address of 1 Mortgage Way, Mount Laurel, NJ 08054-4637, hereinafter referred to as Grantor(s) and **Secretary of Housing and Urban Development, his/her successors and assigns**, a mailing address of C/O Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4970 HWY 30, WILSONVILLE, AL 35186

Prior Instrument reference: Instrument No. 20190524000180250, recorded on 05/24/2019, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Executed this 13 day of January, 2020.

PHH Mortgage Corporation

By: [Signature]

Print Name: Aaron Friedlander

Title: Contract Management Coordinator

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of January, 2020, by Aaron Friedlander as Contract Management Coordinator for PHH Mortgage Corporation, who is personally known to me or who has produced _____ as identification.

[Signature]

Signature of Notary Public Jacqueline S. Michaelson

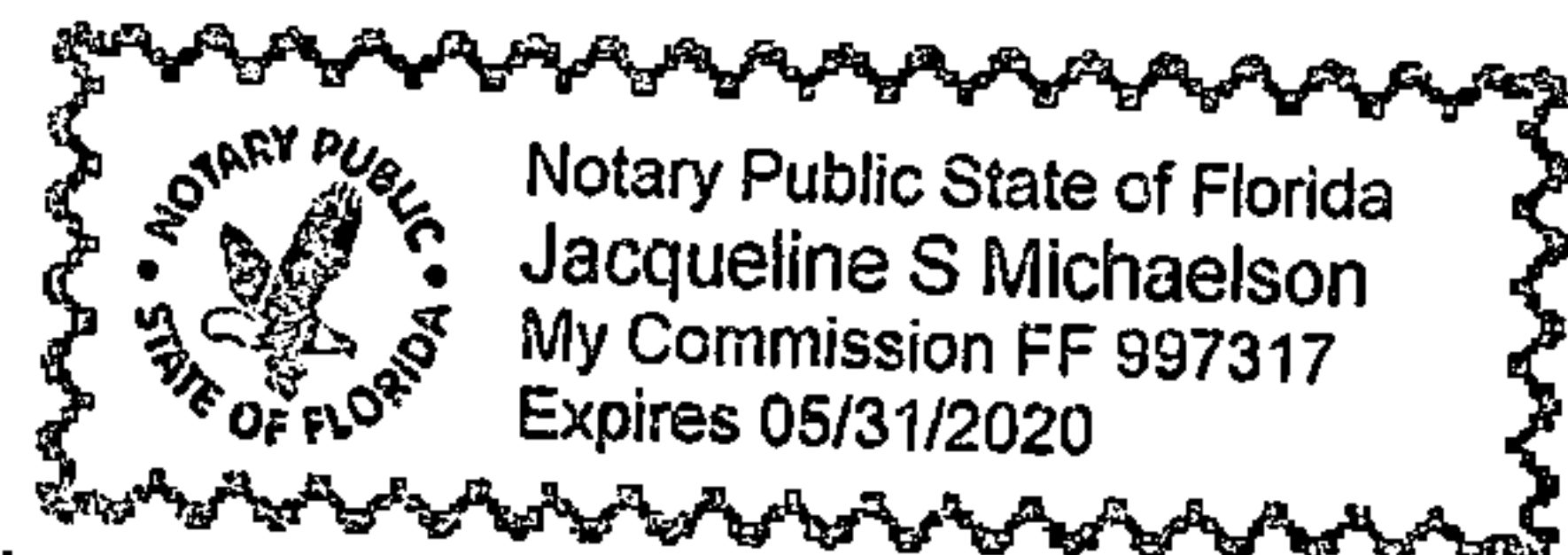
Name of Notary Public: _____

Notary Commission Expiration Date: _____

Personally known: ☒

OR Produced Identification: ☐

Type of Identification Produced: _____



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

The following described property situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF LAY LAKE FARMS ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 178, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: RIGHT OF WAY AND RIGHTS IN CONNECTION THEREWITH TO SHELBY COUNTY, ALABAMA, IN DEED BOOK 266, PAGE 2 AND DEED BOOK 223, PAGE 658.

SUBJECT TO: RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 107, PAGE 167 AND DEED BOOK 133, PAGE 58.

SUBJECT TO: RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 79, PAGE 146.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAYS OF RECORD OR IN EVIDENCE THROUGH USE.

ALSO: A 2009 30 X 68 Platinum Model# P-605-1; Beige in color; manufactured home, comprised of two sections and bearing the serial numbers PHAL01192A and PHAL01192B, is permanently affixed to the real property hereinabove described and is considered a par thereof.

Being the same premises as conveyed from Jonathan M. Hawkins and Suzuko Hawkins to PHH Mortgage Corporation as set forth in Instr. No. 20190524000180250 Dated 05/22/2019 and Recorded 05/24/2019 in Shelby County Records.

PROPERTY COMMONLY KNOWN AS: 4970 HWY 30, WILSONVILLE, AL 35186

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

Grantor's Name PHH MORTGAGE CORPORATION
 Mailing Address 1 MORTGAGE WAY
MOUNT LAUREL, NJ 08054-4637

Grantee's Name SECRETARY OF HOUSING & URBAN DEVELOPMENT, HIS/HER SUCCESSORS AND ASSIGNS
 Mailing Address 2401 NW 23RD STREET, SUITE 1D
OKLAHOMA CITY, OK 73107

Property Address 4970 HWY 30
WILSONVILLE, AL 35186

Date of Sale 01/13/2020Total Purchase Price \$10.00

or

Actual Value

\$

or

Assessor's Market Value \$7,080.00

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
☒ Other ASSESSOR'S WEBPAGE

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 10.09.2020Print ALYSSA BRESNAY

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County Clerk
 (verified by)
 10/12/2020 08:07:39 AM
 \$32.00 JESSICA
 20201012000460260

Sign

(Grantor/Grantee/Owner/Agent) circle one

Alyssa S. Bresnay

Form RT-1