


STATE OF ALABAMA
COUNTY OF SHELBY


20201120000533920 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/20/2020 03:41:48 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, hereinafter referred to as "Grantee" whose address is c/o ISN Corporation – Western Operations Center, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, 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:

The following described real estate located in the County of Shelby, State of Alabama:

Lot 19, according to the survey of Canterbury Estates, First Addition, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16, Page 67; being situated in Shelby County, Alabama.

Being the same property conveyed to Ronnie Martin Jr by warranty deed from Trophy Development, LLC a limited liability company, dated March 15, 2006, recorded on February 27, 2009 as Instrument # 20090227000069750.

APN: 36 2 03 0 003 019.000

Commonly known as: 130 Buckingham Circle, Montevallo, AL 35115

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 Ronnie Martin Jr, a married man, to Mortgage Electronic Registration Systems, Inc as nominee for Carrington Mortgage Services, LLC, dated September 5, 2017, and recorded as Instrument # 20170926000349980; and foreclosure deed recorded on January 17, 2020 as Instrument # 20200117000024900.

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 heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, the Grantor, has caused this instrument to be executed on this the 23 day of October, 2020.

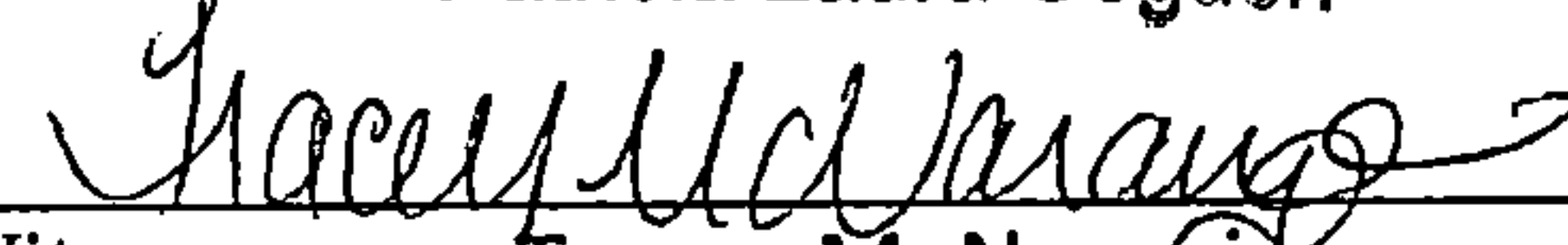
Carrington Mortgage Services, LLC,

By: 

It's: Elizabeth A. Ostermann
Vice President, Carrington Mortgage Services, LLC

Dated this 23 day of OCT, 2020.


Witness Patricia Laura Goguen


Witness Tracey M. Naranjo

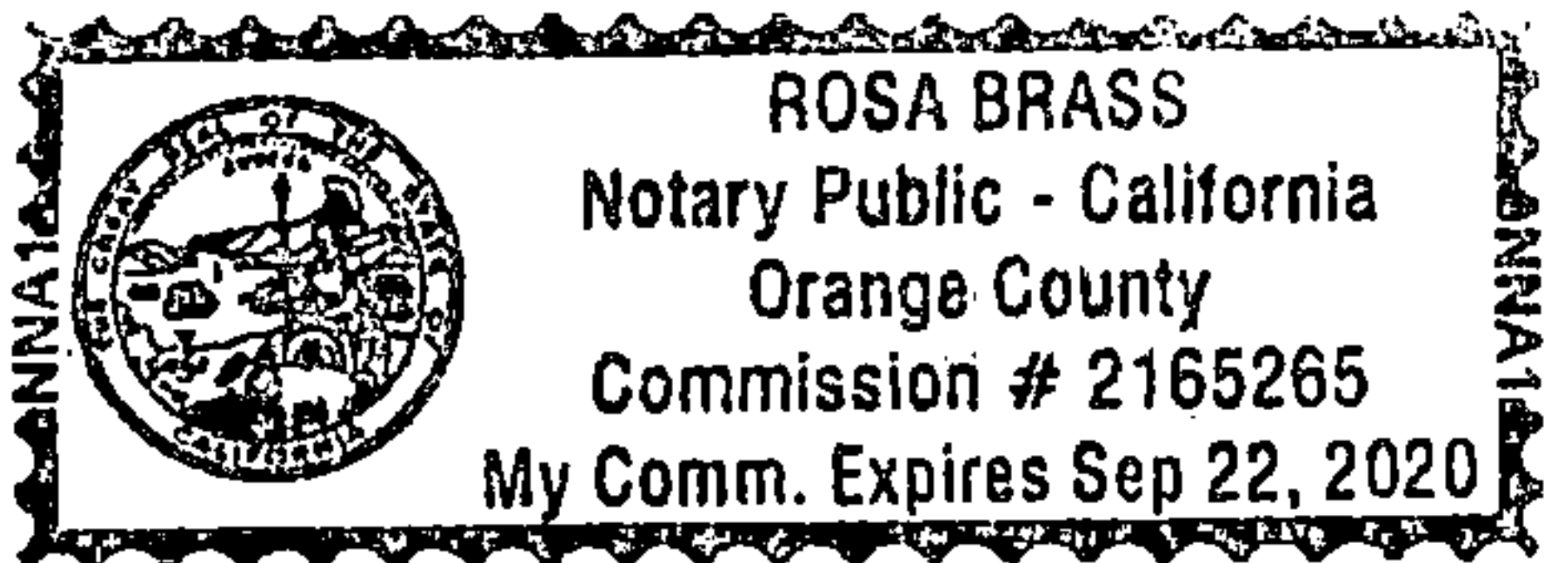
A notary public or other officer completing this Certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

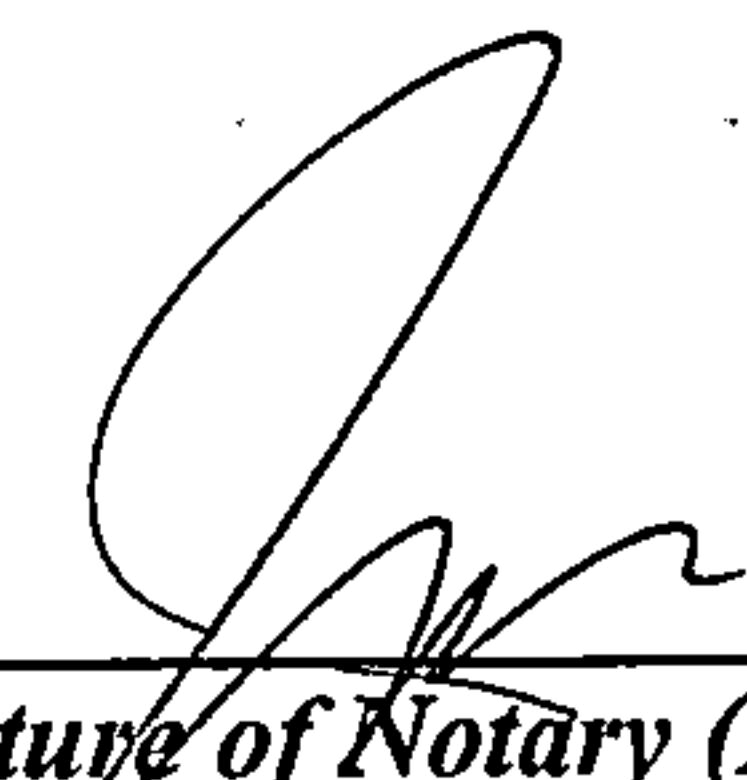
State of California
County of Orange

On this 23rd, of October, 2020 before me, Rosa Brass Notary Public, personally appeared Elizabeth A. Ostermann, 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 of Notary (Notary Seal)

The notary commission extended
pursuant to Executive Order N-63-20.

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



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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, LL
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 130 Buckingham Circle
Montevallo, AL 35115

Date of Sale 10/23/2020

Total Purchase Price \$

or

Actual Value \$ 89,900.00

or

Assessor's Market Value \$



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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 No Tax

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 10/29/2020

Print Sylvia A Weiss

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1