

20220623000250790
06/23/2022 09:47:20 AM
ASSIGN 1/3

Prepared by, Recording Requested By and Return to:

DS DocSolutionUSA

DocSolutionUSA, LLC, dba DocSolution, Inc.
Warren E. Johnsey, Attorney at Law
2316 Southmore
Pasadena, TX 77502
713-941-4928

DocSolutionUSA, LLC, d/b/a DocSolution, Inc. did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to preparer by Grantor/Grantee and/or their Agent.

9926208799-ER



ASSIGNMENT OF MORTGAGE

FHA Case Number: 011-7109480

FOR AND IN CONSIDERATION of Ten dollars (\$10.00) and other value received, the undersigned **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY**, whose address is c/o PHH Mortgage Corporation d/b/a PHH Mortgage Services, 1 Mortgage Way, Mount Laurel, NJ 08054, does hereby assign, transfer, convey, set over, and deliver to:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, forever without recourse, whose address is 451 Seventh Street S.W., Washington, DC 20410,

The following described Mortgage

Dated: 5/19/2011

Executed by: **IVAN D. BYFORD AND MARGARET D. BYFORD, HIS WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM**

Payable to: **WELLS FARGO BANK, N.A.**

Amount of Debt: **\$209,250.00**

Recorded: 5/25/2011, Recording Information: At Document Number **20110525000155600**

Recording Jurisdiction: **SHELBY** County Clerk's Office, State of **ALABAMA**.

Legal Description: SEE ATTACHED EXHIBIT "A"

Property Address: 200 SYCAMORE LANE, ALABASTER, ALABAMA 35007

Executed this JUN 13 2022

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY BY AND THROUGH ITS ATTORNEY IN FACT, PHH MORTGAGE CORPORATION D/B/A PHH MORTGAGE SERVICES

By: Kammi Kusner
Title: Mgr Vendor Oversight

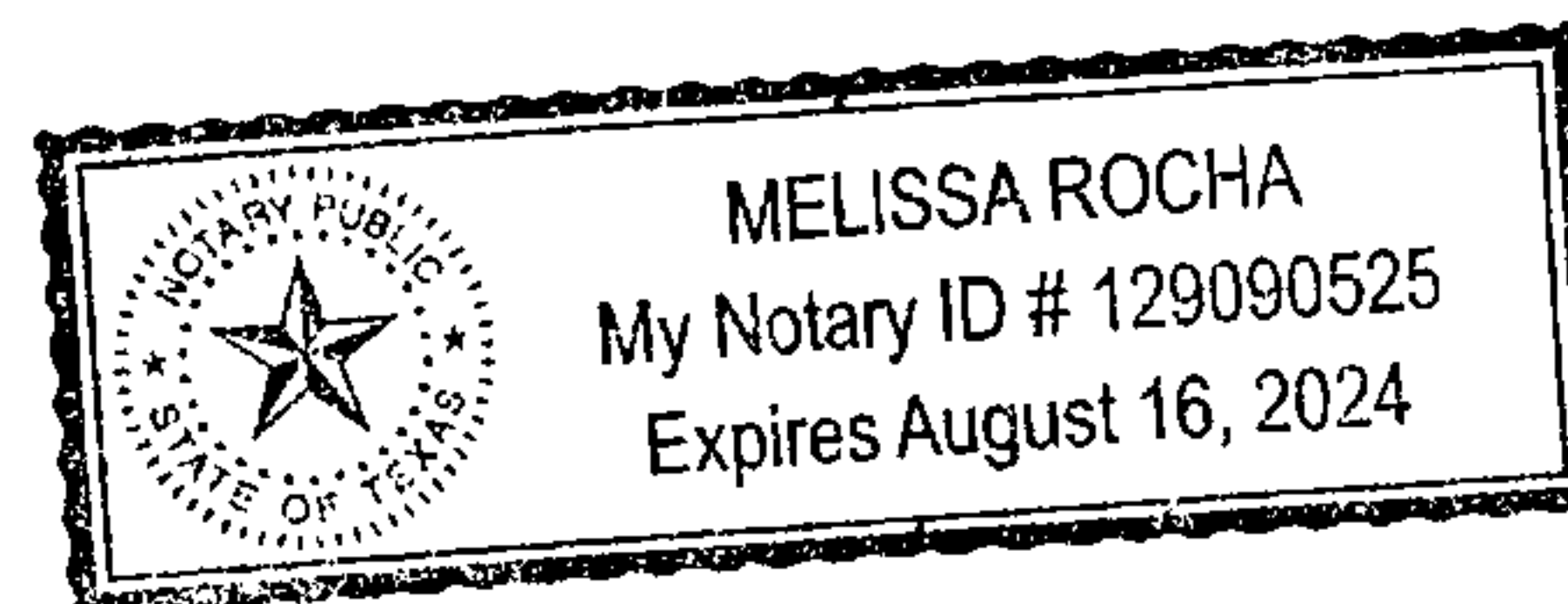
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared Kammi Kusner
Mgr Vendor Oversight known to me (or proved to me on the oath of), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PHH Mortgage Corporation d/b/a PHH Mortgage Services, a New Jersey Corporation, Attorney in Fact for NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13th day of June, A.D. 2022

Melissa Rocha
Notary Public in and for the State of Texas
Notary's Printed Name: **MELISSA ROCHA**
My Commission Expires: **AUG 16 2024**
For \$209,250.00 dated 5/19/2011



Order No. 2301-45298

EXHIBIT "A"
LEGAL DESCRIPTION

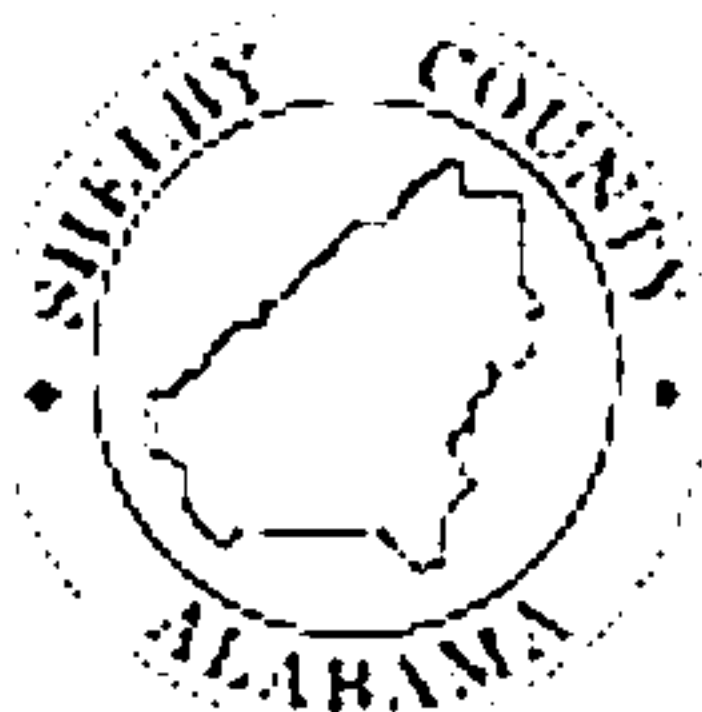
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, THENCE RUN EASTERLY AND ALONG THE SOUTH LINE FOR 129.37 FEET; THENCE TURN 124 DEG. 04 MIN. 00 SEC. TO THE LEFT FOR 306.46 FEET; THENCE TURN 127 DEG. 51 MIN. 07 SEC. TO THE RIGHT FOR 363.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE FOR 100.03 FEET; THENCE TURN 99 DEG. 46 MIN. 42 SEC. TO THE LEFT FOR 22.20 FEET; THENCE TURN 99 DEG. 51 MIN. 25 SEC. TO THE RIGHT FOR 100.97 FEET; THENCE TURN 108 DEG. 09 MIN. 50 SEC. TO THE LEFT FOR 220.06 FEET; THENCE TURN 75 DEG. 19 MIN. 15 SEC. TO THE LEFT FOR 200.0 FEET; THENCE TURN 104 DEG. 29 MIN. 25 SEC. TO THE LEFT FOR 230.18 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

AN EASEMENT APPURTENANT FOR USE OF INGRESS AND EGRESS ACROSS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, THENCE RUN EASTERLY AND ALONG THE SOUTH LINE FOR 983.75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAME LINE FOR 505.0 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY OF HIGHWAY NO. 119, THENCE TURN LEFT AND RUN NORTHERLY ALONG SAID RIGHT OF WAY FOR 15.0 FEET, THENCE TURN LEFT AND RUN WESTERLY AND PARALLEL TO THE SOUTH LINE FOR 495.0 FEET, MORE OR LESS, THENCE TURN 75 DEG. 50 MIN. TO THE RIGHT AND RUN NORTHERLY FOR 210.33 FEET, THENCE TURN 73 DEG. 34 MIN. 55 SEC. TO THE LEFT AND RUN WESTERLY FOR 518.70 FEET, THENCE TURN 89 DEG. 37 MIN. 38 SEC. TO THE LEFT AND RUN SOUTHERLY FOR 15.58 FEET, THENCE TURN 90 DEG. 00 MIN. TO THE LEFT AND RUN EASTERLY FOR 514.28 FEET, THENCE TURN 73 DEG. 12 MIN. 33 SEC. TO THE RIGHT AND RUN SOUTHERLY FOR 206.01 FEET TO THE POINT OF BEGINNING, AND BEING THE BOUNDARIES OF A PARCEL OF LAND FOR A ROADWAY EASEMENT.

PARCEL NUMBER(S): 236-23-2-001-049.010



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2022 09:47:20 AM
\$30.00 JOANN
20220623000250790

Allen S. Bayl