

STATE OF ALABAMA
COUNTY OF SHELBY

20230206000029700
02/06/2023 09:21:08 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, Wilmington Savings Fund Society, FSB, AS trustee of Stanwich Mortgage Loan Trust F, c/o 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, their successors and assigns, hereinafter referred to as "Grantee" whose address is c/o ISN Corporation – Western Operations Center, 2000 N. Classen Blvd., Suite 3200, Oklahoma City, OK 73106, 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:

All that parcel of land in the County of Shelby, State of AL, and being more particularly described as follows:

Lot 15, according to the map of Apache Ridge, 1st Sector, as recorded in Map Book 12, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Being all of that certain property conveyed to Christopher E. Zimmerman from Derick A. Lamar and Crystal E. Lamar, as husband and wife by deed dated 01/29/2010 and recorded 02/08/2010 in Instrument No. 20100208000038700, in the land records of Shelby County, Alabama.

Commonly known as: 900 Falling Star Lane, Alabaster, AL 35007

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:

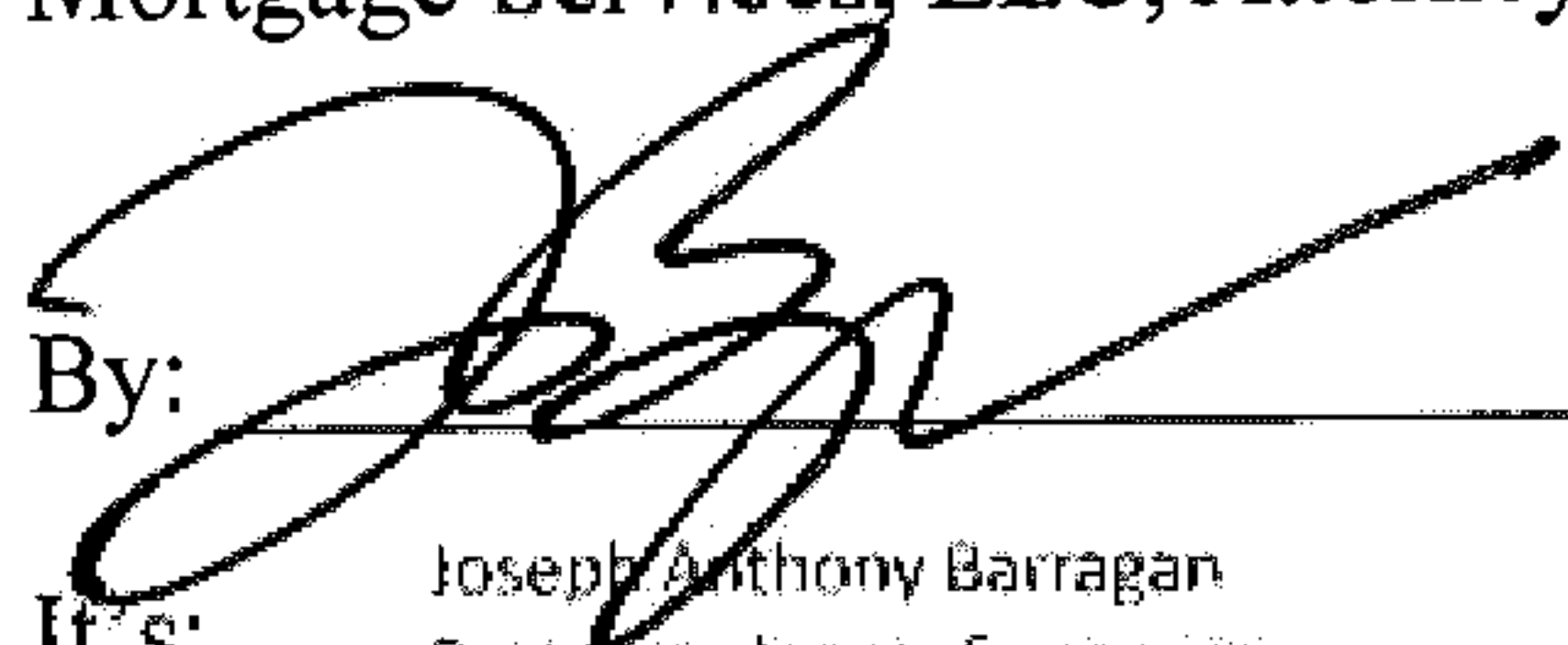
Statutory right of redemption of all parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from the foreclosure of the mortgage from Christopher E. Zimmerman, an unmarried man, to Mortgage Electronic Registration Systems, Inc., as Nominee for Carrington Mortgage Services, LLC, dated January 26, 2017, and recorded on February 2, 2017 as Instrument Number 20170202000041340; and foreclosure deed recorded on September 6, 2022 as Instrument Number 20220906000345910.

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 his heirs and assigns in fee simple forever.

1ST IN WITNESS WHEREOF, the Grantor, has caused this instrument to be executed on this the FEBRUARY day of FEBRUARY, 2023.

Wilmington Savings Fund Society, FSB, AS trustee of
Stanwich Mortgage Loan Trust F, by Carrington
Mortgage Services, LLC, Attorney-in-Fact,

By:  FEB 01 2023
It is: Joseph Anthony Barragan
Post-Closure Supervisor
Carrington Mortgage Services, LLC attorney in fact

Dated this 1ST day of FEBRUARY, 2023.


Witness Patricia Goguen

Witness 
Rosa Brass

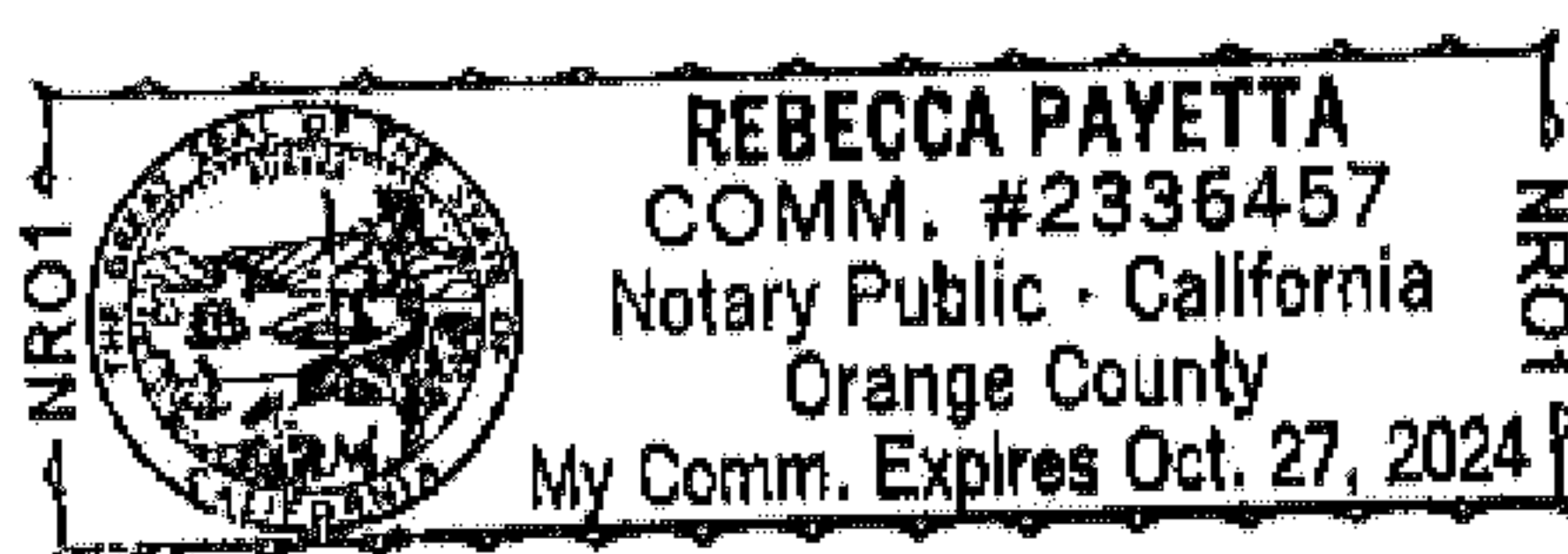
A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not
the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On this 1st, of February, 2023 before me, Rebecca Payetta, **Notary Public**
personally appeared Joseph Anthony Barragan, 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)

Grantees Address: Secretary of Housing and Urban Development C/O Information Systems Network (ISN) 2000
N. Classen Blvd., Suite 3200, Oklahoma City, OK 73106

Instrument Prepared By: Kent D. McPhail of Kent McPhail & Associates, LLC 126 Government St. Mobile, AL
36601 (251) 438-2333

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

Grantor's Name Wilmington Savings Fund Society
 Mailing Address 1600 S. Douglass Rd, Ste 200A
Anaheim, CA 92806

Grantee's Name Secretary of Housing & Urban Develo
 Mailing Address c/o ISN, Western Operations Center
2000 N. Classen Blvd, Ste 3200
Oklahoma City, OK 73106

Property Address 900 Falling Star Lane
Alabaster, AL 35007

Date of Sale 02/01/2023

Total Purchase Price \$ _____

or

Actual Value \$ 200,000.00

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2023 09:21:08 AM
 \$29.00 BRITTANI
 20230206000029700

Ann S. Boyd

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

☒ Appraisal

☐ Sales Contract

☐ Other No Tax

☐ Closing Statement

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 02/01/2023

Print Sylvia A Weiss

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1