

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 23-04983AL / Hughes

Send Property Tax Notice to:
Federal Home Loan Mortgage
Corporation
1410 Springs Hill Road,
McLean, VA 22102

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Assurance Financial Group, LLC**, (hereinafter referred to as “GRANTOR”), does hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation** (1410 Springs Hill Road, McLean, VA 22102), (hereinafter referred to as “GRANTEE”), all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

**Lot 10, Block 253, according to the Survey of Lots 1-9, Block 264 and Lots 5-12,
Block 253, Original Survey of Town of Calera, as recorded in Map Book 3, Page 123,
Shelby County, Alabama Records.**

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, their successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED RECORDED ON SEPTEMBER 28, 2023, IN INSTRUMENT NO. 20230928000290040, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, _____ (Grantor), by **Richard G. Fike** **Assistant Secretary**, its _____, who is authorized to execute this conveyance, has hereto set its signature and seal, on this _____ day of October 12, 2023.

Assurance Financial Group, LLC
By: Richard G. Fike (Seal)
Name: Richard G. Fike
Title: Asst. Secretary
Assistant Secretary

THE STATE OF Illinois
COUNTY OF Lake

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Richard G. Fike who is Assistant Secretary of Assurance Financial Group, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of A.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 12th day of October, 2023.

[Signature]
NOTARY PUBLIC
My Commission expires: June 16, 2027



Real Estate Sales Validation Form			
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1			
Grantor's Name	Assurance Financial Group, LLC	Grantee's Name	Federal Home Loan Mortgage Corporation
Mailing Address		Mailing Address	Federal Home Loan Mortgage Corporation 1410 Springs Hill Road, McLean, VA 22102
Property Address	1811 21st Avenue Calera, AL 35040	Date of Sale	September 19, 2023
		Total Purchase price	\$108,670.73
		or	
		Actual Value	
		or	
		Assessed Market Value	

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 FC Sale
☐ 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.

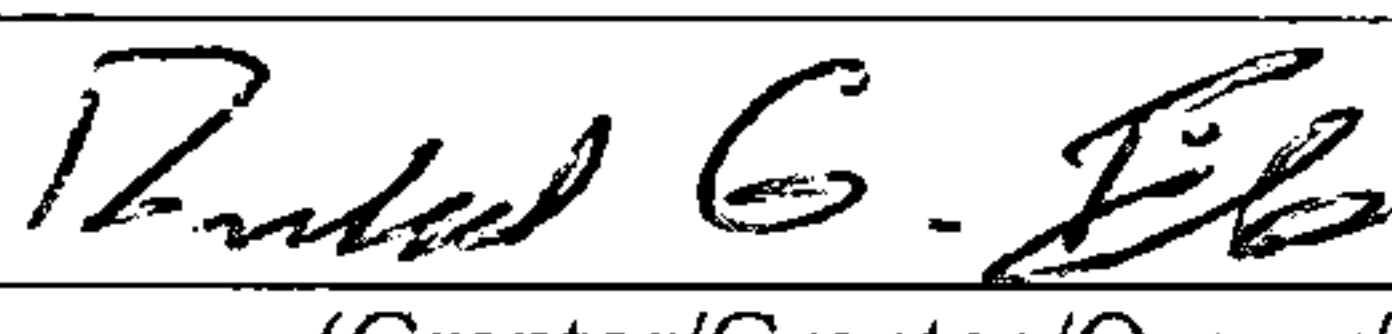
Date of Sale - the date on which interest to the property was conveyed.

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	10/12/23	Print	Richard G. Fike
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

FORM OF CORPORATE RESOLUTION -- SIGNING OFFICERS

RESOLVED, that the individuals named in the next paragraph are hereby appointed as officers of Assurance Financial Group LLC ("Lender"), with the respective titles set forth next to each such individual's name (each such individual is referred to herein as an "Appointee"), but only for the sole, limited and exclusive purposes, acting on behalf of Lender, of signing, executing and (where required by law or custom) attesting, acknowledging and/or recording: (1) requests for delivery of custodial mortgage loan documents, reconveyances, substitution of trustees, discharges, releases, satisfactions, and assignments of deeds of trust, trust deeds, mortgages and security deeds (each, a "Security Instrument") which Security Instruments secure paid in full mortgage loans subserviced for Lender by Dovenmuehle Mortgage, Inc. ("Subservicer") pursuant to that certain Subservicing Agreement dated as of April 19, 2013 (the "SA") between Lender and Subservicer and letters of direction as needed to process pre-payoff land trust transactions; (2) partial releases of collateral encumbered by any of the Security Instruments, but only with the prior written approval of an appropriate official of Lender in each instance; (3) modifications and/or extensions of so-called "balloon reset" mortgages owned or backing a security issued by FNMA or FHLMC, but only in accordance with applicable guidance issued by those Agencies and the related mortgage loan documents; (4) modifications of notes and Security Instruments, to reamortize the remaining unpaid principal balance of the mortgage loans secured thereby, at the same interest rate and unexpired term, but only upon: (a) a substantial curtailment of mortgage loan principal, and (b) the prior written consent of Lender and, if applicable, of FNMA, FHLMC, HUD, USDA/RHS, or VA; (5) assignments, substitutions of trustees, pleadings, notices, deeds or other instruments necessary to institute, continue or complete foreclosures of loans subserviced for Lender by Subservicer, but only if the foreclosure has been approved by an appropriate official of Lender in each instance; (6) proofs of claim, notices of transfer of claims, motions for relief from stay, objections to plans, reaffirmation agreements or other instruments required to be executed in connection with the bankruptcy of a mortgagor on a mortgage loan; (7) modifications of notes and Security Instruments to effect changes to principal balance, interest rate, unexpired term or payment amount in connection with loss mitigation activities, but only with the prior written consent of Lender and, if applicable, the approval of FNMA, FHLMC, HUD, USDA/RHS or VA; and (8) any and all other related instruments and documents, including without limitation (i) the power to request mortgage loan documents from any document custodian holding the same, and (ii) the power to indorse instruments required to effectuate mortgage loan payments or refunds (such as checks evidencing such payments or refunds);

FURTHER RESOLVED, that the Appointees' respective names and offices are as follows:

<u>Name:</u>	<u>Title:</u>
Lara Anisimova	Vice President and Assistant Secretary
Edward J. Bagdon	Vice President and Assistant Secretary
Maureen Biederer	Vice President and Assistant Secretary
Jenalyn M. Blake	Vice President and Assistant Secretary
Paula Borshell	Vice President and Assistant Secretary
Victoria Bressner	Vice President and Assistant Secretary
Scott Burris	Vice President and Assistant Secretary
Janice Carlton-Oliva	Vice President and Assistant Secretary
William B. Corcoran	Vice President and Assistant Secretary
John DeNight	Vice President and Assistant Secretary
Michelle Dranka	Vice President and Assistant Secretary
Tracy A. Duck	Vice President and Assistant Secretary
Richard G. Fike	Vice President and Assistant Secretary
Anthony Fiore	Vice President and Assistant Secretary
Mary Groves	Vice President and Assistant Secretary
Bettina Honold	Vice President and Assistant Secretary

Stephanie LaCognata	Vice President and Assistant Secretary
Richard Lopez	Vice President and Assistant Secretary
Elizabeth Luevano	Vice President and Assistant Secretary
Teresa Magana	Vice President and Assistant Secretary
Odishu R. Malik	Vice President and Assistant Secretary
Keith Manson	Vice President and Assistant Secretary
Bernadette McDonnell	Vice President and Assistant Secretary
Tina McMahon	Vice President and Assistant Secretary
Michael Nennig	Vice President and Assistant Secretary
Ariadne Ohlson	Vice President and Assistant Secretary
Mary K. Przybyla	Vice President and Assistant Secretary
Gurvinder Sahni	Vice President and Assistant Secretary
Tonette J. Salinas	Vice President and Assistant Secretary
Nancy Sczubleski	Vice President and Assistant Secretary
Shirley Stickel	Vice President and Assistant Secretary
James D. Stonecipher	Vice President and Assistant Secretary
Christine Toppert	Vice President and Assistant Secretary
Iris Tredway	Vice President and Assistant Secretary
Marianne Wallner	Vice President and Assistant Secretary

it being understood that each Appointee herein is a current employee of Subservicer;

FURTHER RESOLVED, that all acts and doings of each Appointee as a Vice President or Assistant Secretary of Lender shall in all respects be consistent with and in furtherance of the duties and obligations of Subservicer under the SA, as that SA may have been, and may hereafter be, amended, supplemented or superseded.

FURTHER RESOLVED, that each appointment of each Appointee made hereunder shall automatically expire: (i) when and if these resolutions are repealed, rescinded or annulled; (ii) upon the expiration or earlier termination of the SA; or (iii) when Lender delivers written notice to Subservicer of such repeal, rescission or annulment; and an Appointee's appointment hereunder shall automatically terminate upon: (1) the termination of the employer-employee relationship between the Appointee and Subservicer; or (2) upon the resignation of the Appointee, delivered to Subservicer or to Lender directly.

FURTHER RESOLVED, that no present or future Appointee: (i) shall ever be deemed to be an employee of Lender for any purpose; (ii) shall ever be entitled to compensation of any kind or type from Lender; and (iii) shall ever be entitled to any benefits whatsoever granted by Lender or by law or regulation to other officers, directors or employees of Lender.

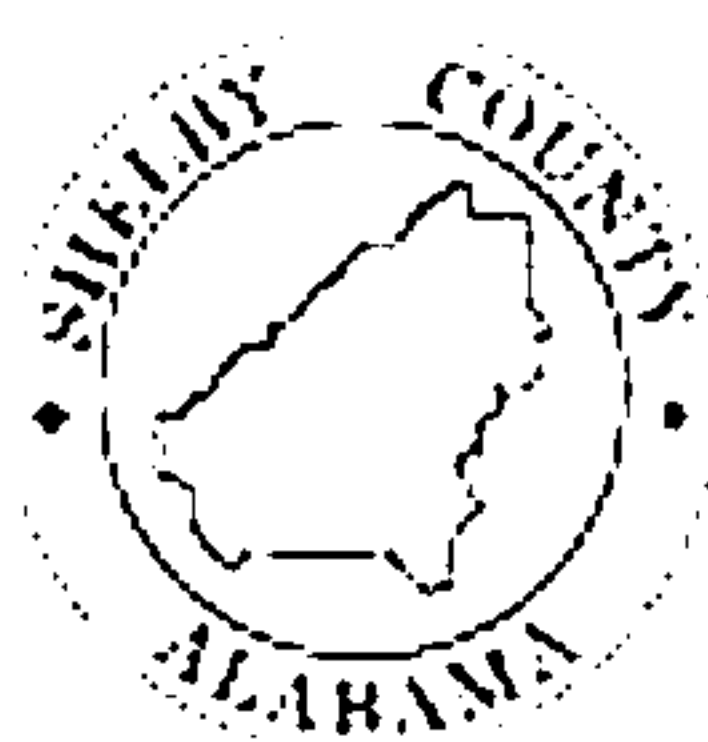
The undersigned, being a duly authorized and elected Secretary of Assurance Financial Group LLC _____ hereby certify that the attached resolutions were validly adopted by the Board of Directors on April 19, 2013 and that such resolutions have not been amended or revoked.

Steve Ward
Print Name/Title

Signature

Date: 9/12/13

1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2023 03:25:21 PM
\$38.00 BRITTANI
20231020000311010

