

---

Prepared by/and return to:  
Amelia K. Steindorff  
Reynolds, Reynolds & Little, LLC  
2100 Southbridge Parkway, Suite 228  
Birmingham, AL 35209  
Telephone: (205) 407-5202

**REDEMPTION DEED**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, That:

**WHEREAS**, Richard D. Sutton, prior owner of that property commonly known as 468 Waterford Drive, Calera, Alabama 35040 and possessing the following legal description:

Lot 465, according to the Survey of Waterford Highlands Sector 2, Phase 1, as recorded in Map Book 30, Page 110 in the Probate Office of Shelby County, Alabama

(the "Property") executed a November 18, 2020 mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Finance of America Mortgage LLC, recorded November 20, 2020 at Instrument # 20201120000532800 in the Office of the Judge of Probate of Shelby County, Alabama.<sup>1</sup> Said mortgage was assigned to JPMorgan Chase Bank, National Association via that August 23, 2023 Assignment of Mortgage recorded September 5, 2024 at Instrument # 20230905000267800, and to Nationstar Mortgage LLC via that November 2, 2023 Assignment of Mortgage recorded November 22, 2023 at Instrument # 20231122000341910;

**WHEREAS**, Nationstar Mortgage LLC was the successful bidder at the foreclosure sale of said mortgage held on March 12, 2024 in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, and conveyed the Property to Federal National Mortgage Association ("Grantor") as evidenced by that Mortgage Foreclosure Deed recorded March 18, 2024 at Instrument # 20240318000073470;

**WHEREAS**, on May 12, 2023, prior to the foreclosure, Richard D. Sutton conveyed the Property to Brian Howard via deed recorded May 16, 2023 at Instrument # 20230516000145640;

**WHEREAS**, Brian Howard ("Grantee") has exercised the right of redemption of the Property as provided in Alabama Code §§ 6-5-247 through 6-5-257 and tendered to the Grantor the redemption price of the Property as set forth in Alabama Code § 6-5-253;

---

<sup>1</sup> All recording references are made to those recordings in the Office of the Judge of Probate of Shelby County, Alabama.

**NOW THEREFORE**, Grantor, for and in consideration of TWO HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED EIGHT DOLLARS AND FIFTY-NINE CENTS (\$228,208.59) and other valuable considerations in hand paid at and before the delivery of these presents, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee all right, title and interest which the Grantor has or may have had in and to the Property.

**TO HAVE AND TO HOLD** the said described premises unto the Grantee so that neither the said Grantor nor any other persons or entities claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred therefrom.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand this the 11<sup>th</sup> day of Sept, 2024.

Federal National Mortgage Association

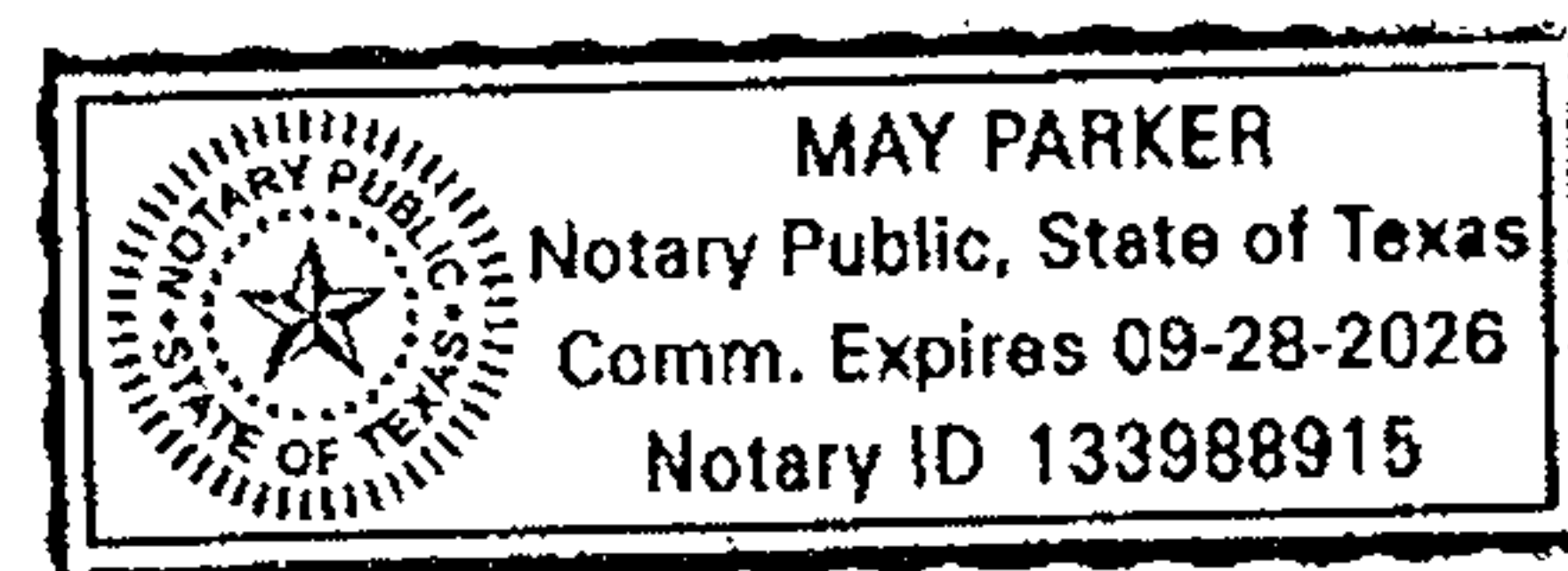
By: *Eric Adorochek*  
Its: Asst Vice President

STATE OF Texas )  
COUNTY OF Collin )

I, May Parker, a Notary Public in and for said County in said State, hereby certify that Asst Vice President, whose name as Eric Adorochek of Federal National Mortgage Association, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, in their corporate capacity and with full authority voluntarily executed the same on the day that bears the same date.

Given under my hand this the 11 day of September, 2024.

*May Parker*  
NOTARY PUBLIC  
My Commission Expires: 09-28-2026



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

Grantor's Name Federal National Mortgage Association  
 Mailing Address c/o Maynard Nexsen  
1901 6th Ave. N., Ste. 1700  
Birmingham, AL 35203

Grantee's Name Brian Howard  
 Mailing Address 468 Waterford Dr.  
Calera, AL 35040

Property Address 468 Waterford Dr.  
Calera, AL 35040

Date of Sale 9/4/24  
 Total Purchase Price \$ \$228,208.59  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's 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 Redemption payment  
☐ 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 9/11/24

Print Amelia K. Steindorff

Unattested

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Print Form**

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/12/2024 08:14:19 AM  
 \$260.50 BRITTANI  
 20240912000282930

*Amelia S. Byrd*