

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045**

**SPECIAL WARRANTY DEED**

**SEND TAX NOTICES TO:**

492 Co Rd 1053  
Montevallo, AL 35115

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

**WHEREAS**, in consideration of the sum of Two Hundred Ten Thousand and 00/100 (\$210,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Flagstar Bank, N.A., a Michigan Corporation, in hand paid by the GRANTEE(S), Greater Path Properties, LLC, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 8, according to the Survey of Carriage Hill, Phase II, as recorded in Map Book 13, Page 129, in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: Instrument Number 20240612000176040**

**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.**

**TO HAVE AND TO HOLD** to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted

128 Carriage Dr  
Maylene, AL 35114

or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27 day of September, 2024.

Flagstar Bank, N.A.

By: Diane L. Derenge

As: BANKING OFFICER

State of MICHIGAN  
County of OAKLAND

I, a Notary Public, in and for said County, in said State, hereby certify that

Diane L. Derenge as BANKING OFFICER of Flagstar Bank, N.A.

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, (s)he, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.

Allyson G Bonilla  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Address of Grantee:

492 Co Rd 1053  
Montevallo, AL  
35115

Address of Grantor:

5151 Corporate Dr  
Tray Hill 48098

Property Address:

128 Carriage Dr.  
Maylene, AL 35114

Real Value: \$210,000.00

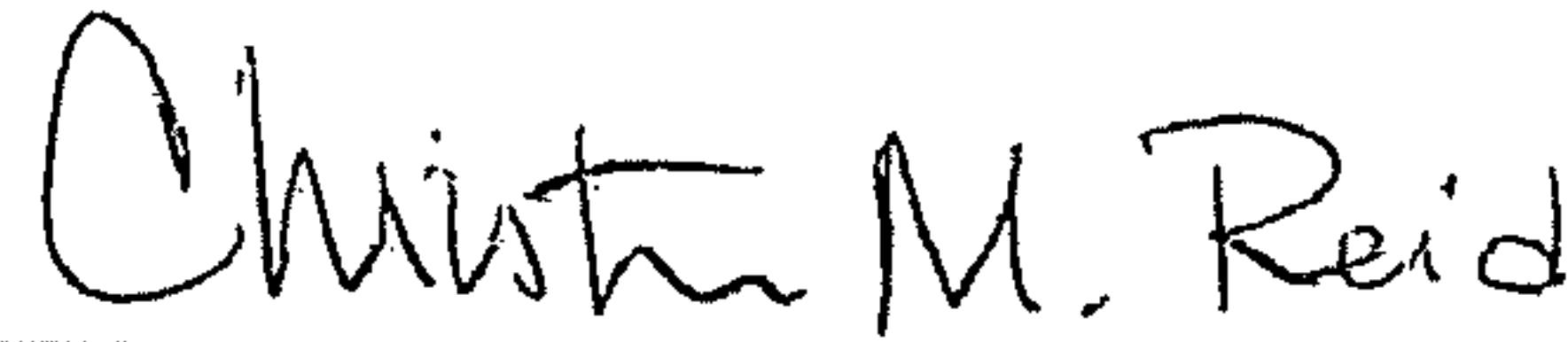
ALLYSON G. BONILLA  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Mar 14, 2027  
ACTING IN COUNTY OF

Oakland

128 Carriage Dr  
Maylene, AL 35114

**SECRETARY'S CERTIFICATE**

The undersigned hereby certifies that she is the Corporate Secretary of Flagstar Bank, N.A. (the "Bank"), a national association organized and existing under the laws of the United States; that the attached **Exhibit A** is a true and correct copy of certain resolutions adopted at a meeting of the Board of Directors of the Bank held on May 29, 2024, at which meeting a quorum was at all times present and acting; and that said resolutions are in full force and effect as of the date hereof.

A handwritten signature in cursive script that reads "Christine M. Reid". The signature is written in dark ink and is positioned above a horizontal line.

Christine M. Reid  
Corporate Secretary

Dated: May 29, 2024

RESOLUTIONS OF  
THE BOARD OF DIRECTORS  
OF FLAGSTAR BANK, N.A.

May 29, 2024

*(Resolutions Regarding Authorized Signers – Default Servicing)*

At a meeting of the Board of Directors (the “*Board*”) of Flagstar Bank, N.A. (the “*Bank*”) on May 29, 2024, the Board discussed various matters relating to the need for certain personnel in the Bank’s Default Servicing Operations Department to be authorized to execute and deliver certain documents and unanimously approved the following resolutions:

WHEREAS, the Board finds that it is in the best interests of the Bank that certain of its officers and personnel involved in the Bank’s Default Servicing Operations be authorized to sell real estate owned (REO) properties and effectuate certain default servicing transactions by executing and delivering Assignments of Certificate of Title, Assignments of Mortgage, Loan Modifications, Substitutions of Trustee, affidavits, deeds and other documents with regard to real property in which the Bank possesses an ownership or collateral interest, and other instruments required to be prepared, executed, filed, or recorded by Default Servicing Operations in the course of its activities for the Bank (collectively, “*Default Servicing Operations Transaction Documents*”), by such methods and upon such terms and conditions as such personnel deem necessary or appropriate.

NOW, THEREFORE, BE IT RESOLVED, that the following personnel be, and each of them hereby is, authorized and directed, for and on behalf of the Bank, to execute Default Servicing Operations Transaction Documents, provided that the related transaction in each case does not exceed five million dollars (\$5,000,000) in value:

1. James Campbell, Executive Vice President
2. Dennis Fletcher, Executive Vice President
3. Joseph Redoutey, Executive Vice President
4. Nikolaus Maguire, Senior Vice President
5. Rachael Macaulay, Senior Vice President
6. Brian Mioduszewski, Senior Vice President
7. Barbara Todd, Senior Vice President
8. Mark Albers, First Vice President
9. Paul Buc, First Vice President
10. John Cleary, First Vice President
11. Eleanor Gaglione, First Vice President
12. Karlos Griffin, First Vice President
13. Bella Kharson, Vice President
14. Lisa L. Koepfer, First Vice President
15. Krystal Lewis, First Vice President
16. Ronald Sarno, First Vice President



17. Steve Trumbull, First Vice President
18. Toby White, First Vice President
19. Teri Creighton, Vice President
20. Rebecca Marcetic, Vice President
21. Misty McMahan, Vice President
22. Erika D. Wagner, Vice President
23. Kristina Weddington, Vice President
24. Dawn Berry, Assistant Vice President
25. Alfredo Calmet, Assistant Vice President
26. Christina Coxe, Assistant Vice President
27. Justin Gray, Assistant Vice President
28. Robin Kennedy-Colnaghi, Assistant Vice President
29. Tina Piccirilli, Assistant Vice President
30. Paul Santi, Assistant Vice President
31. Wendy Sprunger, Assistant Vice President
32. Rosemary Tinham, Assistant Vice President
33. Rosella Vennettelli, Assistant Vice President
34. Melissa Wallace, Assistant Vice President
35. Cathleen Birli, Bank Officer
36. Kathleen Boehmer, Bank Officer
37. Jennifer Branning, Bank Officer
38. Senka Campara, Bank Officer
39. Beth Campbell, Bank Officer
40. Diane Derenge, Bank Officer
41. Renee Gossett, Bank Officer
42. Elizabeth Holmes, Bank Officer
43. Michael McIntosh, Bank Officer
44. Benjamin Plucinski, Bank Officer
45. Christine Salerno, Bank Officer

and

BE IT FURTHER RESOLVED, that the following personnel be, and each of them hereby is, authorized and directed, for and on behalf of the Bank, to execute Default Servicing Operations Transaction Documents, including in connection with transactions that exceed five million dollars (\$5,000,000) in value:

1. President and Chief Executive Officer Joseph Otting
2. Senior Executive Vice President and Chief Financial Officer Craig Gifford
3. Senior Executive Vice President and President of Mortgage Lee M. Smith

and

BE IT FURTHER RESOLVED, that, where legally applicable, the signature on any Default Servicing Operations Transaction Documents and all other necessary documents subject to these resolutions may be provided by facsimile or electronic transmission which facsimile or electronic transmission shall be deemed to be an original signature; and

BE IT FINALLY RESOLVED, that the Corporate Secretary of the Bank or his/her designee is hereby directed to place a copy of these resolutions in the permanent corporate files of the Bank.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/04/2024 08:30:56 AM  
\$247.00 BRITTANI  
20241004000310870

*Allie S. Bayl*