

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: 23-05303AL Reese

Send Property Tax Notice to:
Secretary of Housing and Urban
Development, their successors
and assigns
c/o Information Systems
Network Corporation, 2000 N
Classen Blvd, Suite 3200,
Oklahoma City, OK 73106

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, **loanDepot.com, LLC**, (hereinafter referred to as “GRANTOR”), does hereby grant, bargain, sell and convey unto **Secretary of Housing and Urban Development, their successors and assigns**, hereinafter referred to as “Grantee”, whose address is c/o Information Systems Network Corporation, 2000 N Classen Blvd, Suite 3200, Oklahoma City, OK 73106, 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 157 according to the map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

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 DECEMBER 22, 2023, IN INSTRUMENT NO. 20231222000367380, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, loanDepot LLC (Grantor), by Steven W Roark its VP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 23 day of January, 2023.

loanDepot.com, LLC

By: (Signature) (Seal)
Name: **Steven W. Roark**
Title: **V.P. Default Management**

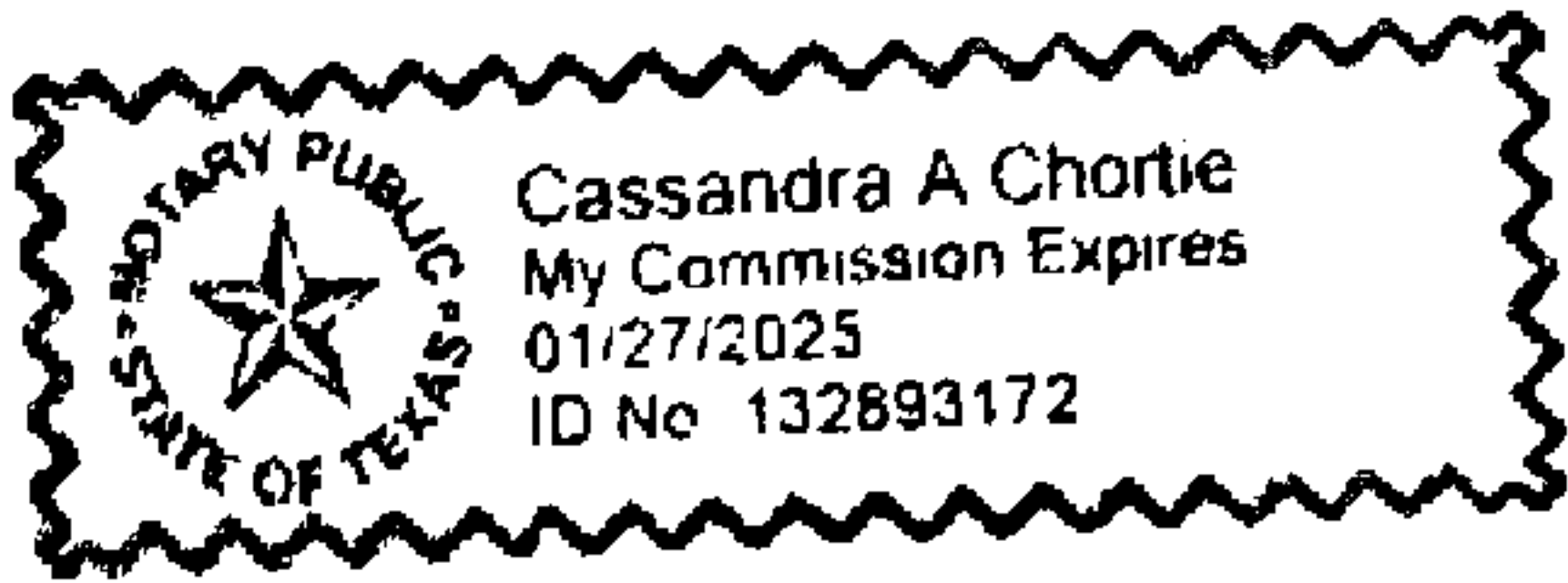
THE STATE OF Texas
COUNTY OF Collin

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Steven W Roark who is VP of loanDepot 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 VP.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 23 day of January, 2023

(Signature)
NOTARY PUBLIC

My Commission expires: 1/27/2025



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	loanDepot.com, LLC	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	6531 Irvine Center Drive Suite 100 Irvine, CA 92618	Mailing Address	Secretary of Housing and Urban Development c/o Information Systems Network Corporation Shepherd Mall Office Complex 2401 NW 23rd St, Suite 1D Oklahoma City, OK 73107
Property Address	1001 Pilgrim Lane Montevallo, AL 35115	Date of Sale	December 12, 2023
		Total Purchase price	\$297,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> FC Sale

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		Print	Steven W. Roark
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 23-05303AL

1001 Pilgrim Lane, Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/25/2025 11:06:31 AM
\$29.00 JOANN
20250325000089010

Allen S. Bayl