20130218000068470 1/2 \$16.00 Shelby Cnty Judge of Probate, AL

02/18/2013 12:03:32 PM FILED/CERT

011-575800

## SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY PROPERTY ADDRESS: Sally Cole Lucas 67 Southern Hills Drive Calera, AL 35040

**EXAMPLE AND ALL MEN BY THESE PRESENTS**, that The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, for and in consideration of Ninety Five Thousand and No/100 Dollars (\$95,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Sally Cole Lucas, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 2, according to the Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2-4-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 26, 2012 and recorded on August 9, 2012 in Deed Book 2012 Page 292650.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated August 29, 2012 and recorded on November 15, 2012 in Deed Book 2012 Page 438630.

TO HAVE AND TO HOLD to the said Sally Cole Lucas, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
By PEMCO, Management and Marketing

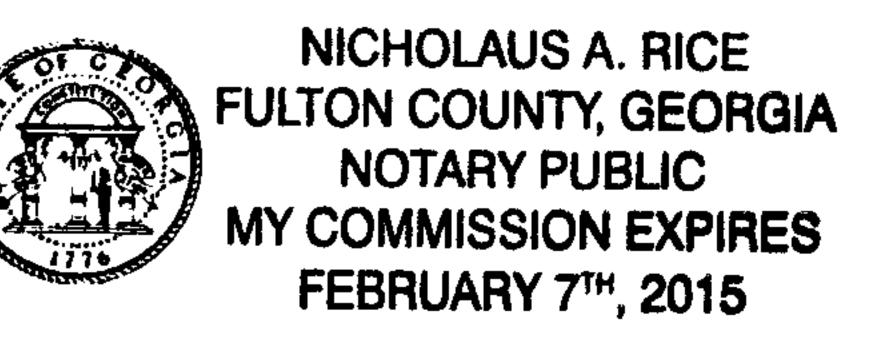
Contractor for HUD-State of Alabama

Designated Signatory for PEMCO

STATE OF GEORGIA-COUNTY OF

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY: Rick Battaglia, 7088 Sydney Curve, Montgomery, AL 36117



## Real Estate Sales Validation Form

| This L   | Document must be filed in acco                                 | dance with Code of Alabama 1975, Section 40-22-1  |              |
|--|--|---|--------------|
| Grantor's Name   | US Dept of HUD   | Grantee's Name 2014 Colocos   |              |
| Mailing Address  | 40 Marietta Street NW  | Mailing Address   |              |
|  | Atlanta, GA 30303  | 808 Truy 39   | <u></u>      |
|  | <del></del>  | MM700110 11C 5511   | <u> </u>     |
| Property Address   | 607 Stantills  | Date of Sale $\frac{\partial 4}{\partial 3}$  |              |
|  | Corlera AZ   | Total Purchase Price \$ 95000,00  |              |
|  | 35040  | or  |              |
|  |  | Actual Value \$   | <del> </del> |
|  |  |   |              |
|  |  | Assessor's Market Value \$  |              |
| The purchase price or actual value claimed on this form can be verified in the following documentary                           |  |   |              |
|  | ne) (Recordation of docum                                      | entary evidence is not required)  |              |
| Bill of Sale   |  | Appraisal   |              |
| X Sales Contract Closing Statem  |  | Other   |              |
|  |  | 20130218000068470 2/2 \$16.00<br>Shelby Cnty Judge of Probate, AL   | _            |
| If the conveyance document presented for recordation contains all o 02/18/2013 12:03:32 PM FILED/CERT CENCED                   |  |   |              |
| above, the filing of t   | this form is not required.                                     |   |              |
|  |  | nstructions   |              |
| Grantor's name and   | d mailing address - provide t                                  | he name of the person or persons conveying interest   |              |
| to property and their  | r 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.  |  |   |              |
| •  | e - the total amount paid for<br>the instrument offered for re | the purchase of the property, both real and personal, cord.   |              |
| conveyed by the ins  |  | ne true value of the property, both real and personal, be This may be evidenced by an appraisal conducted by a rket value.  | ing          |
| excluding current us<br>responsibility of value  | se valuation, of the property                                  | etermined, the current estimate of fair market value, as determined by the local official charged with the curposes will be used and the taxpayer will be penalized). | ed           |
| accurate. I further u  |  | that the information contained in this document is true a tements claimed on this form may result in the imposition § 40-22-1 (h).                                    |              |
| Date   | · •  | Print Sally Cole Lucas  | ·-··         |
| Unattested   |  | sign Sall Coll Lynn   |              |
|  | (verified by)  | (Granter/Grantee/Owner/Agent) circle one  |              |

Form RT-1