

011-632170

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Karen Leigh Nichols
2066 Roszburg Place
Calera, AL 35040

KNOW 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 Sixty Eight Thousand and Five Hundred No/100 Dollars (\$68,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Karen Leigh Nichols, Individual in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 115, according to the Survey of Roszburg Townhomes, Sector II, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3-25-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 7, 2012 and recorded on December 3, 2012 in Instrument Number 20121203000459790.

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 November 29, 2012, and recorded on January 28, 2013, in Instrument Number 20130128000037020.

TO HAVE AND TO HOLD to the said Karen Leigh Nichols, 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.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 20 day of mar, 2013.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD-State of Alabama

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
By: [Signature]

For HUD [Signature] Delegated Authority
Darice Green, Assistant Project Manager

STATE OF TENNESSEE
COUNTY OF Wardman


I, undersigned a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date March 20, 2013, by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

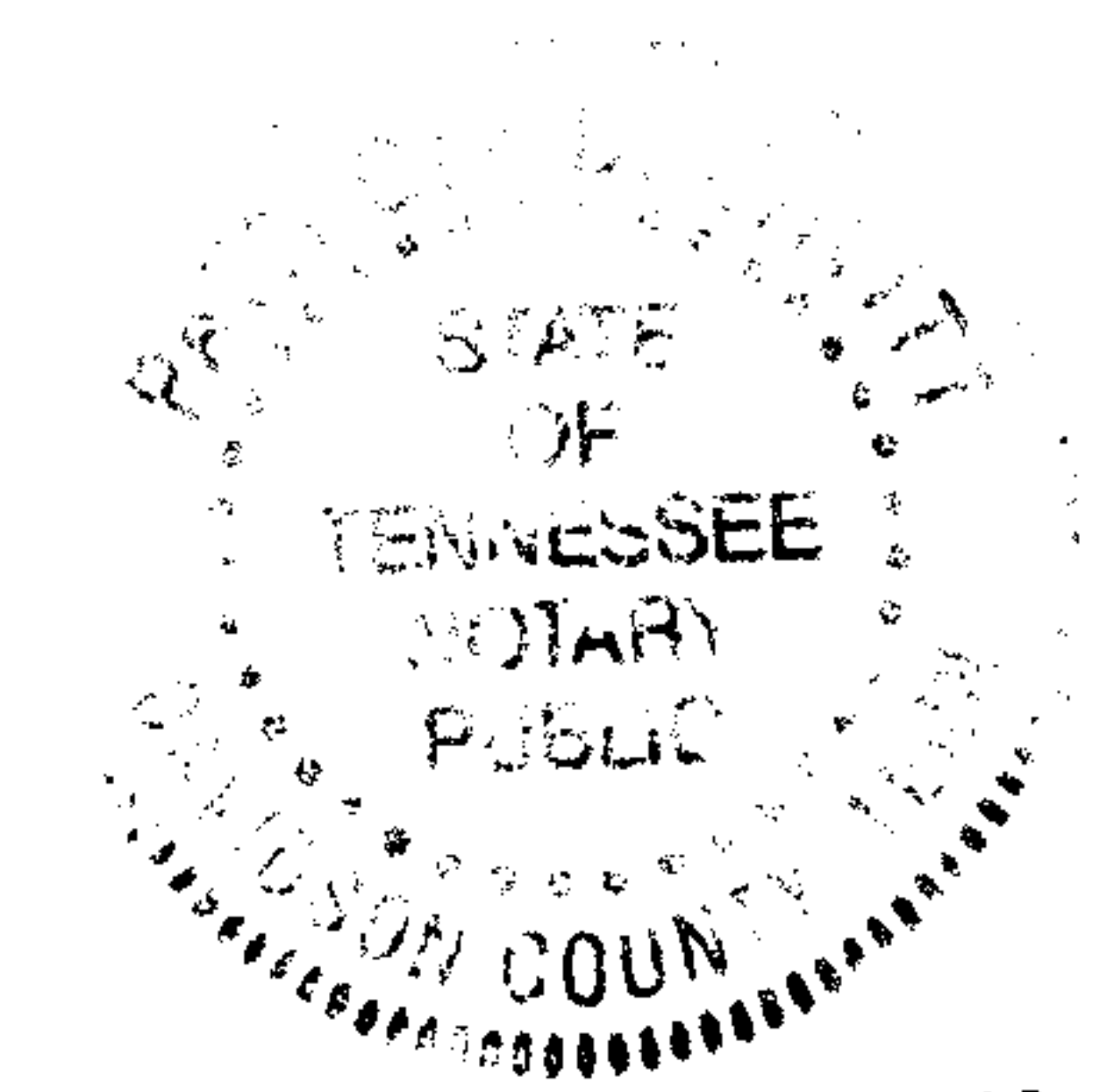
GIVEN under my hand and official seal this 20 day of March 2013.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

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


20130328000128500 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/28/2013 10:50:06 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name US Dept of HUD
Mailing Address Fur Panto Plaza
40 Marietta Street
Atlanta, GA 30303

Grantee's Name Karen Leigh Nichols
Mailing Address 105 Emerald Pointe
Riverside, AL 35135


Property Address 2066 Rossburg Place
Calera, AL 35040

Date of Sale 3/25/13
Total Purchase Price \$ 68,500.00
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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20130328000128500 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/28/2013 10:50:06 AM FILED/CERT

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 3/25/13

Print Karen Leigh Nichols

Sign Karen Leigh Nichols

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)