

20130530000220010 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 11:20:53 AM FILED/CERT

INVESTOR NUMBER: 0115245201703

PNC Mortgage, a division of PNC Bank, National Association CM #: 229175

MORTGAGOR(S): GEORGE MUHIA

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **PNC Bank National Association**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the survey of Canyon Park Townhomes, as
recorded in Map Book 19, Page 19 in the Probate Office of Shelby
County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

229175 *SWD* *G

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

PNC BANK NATIONAL ASSOCIATION

By: Heather Williamson

Its: Heather Williamson
Authorized Signer

STATE OF Ohio)

COUNTY OF Montgomery)

I, Shaynea L. Mester, a Notary Public in and for said County in said State, hereby certify that Heather Williamson, whose name as Authorized Signer of PNC Bank National Association, 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/she, as such Authorized Signer, and with full authority, executed the same voluntarily for and as the act of said Authorized Signer.

Given under my hand this the 4th day of November, 2011.

Shaynea L. Mester
Notary Public

My Commission Expires: June 29, 2016

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183



SHAYNEA L. MESTER, Notary Public
In and for the State of Ohio
My Commission Expires June 29, 2016

229175 *SWD* *G

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Real Estate Sales Validation Form

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

Grantor's Name	<u>PNC Bank National Association</u> <u>successor by merger to National</u> <u>City Mortgage Co. dba</u> <u>Commonwealth Mid-Atlantic</u> <u>Mortgage</u> <u>c/o PNC Mortgage, a division of</u> <u>PNC Bank, National Association</u>	Grantee's Name	<u>Secretary of Housing and Urban</u> <u>Development</u>
Mailing Address	<u>3232 Newmark Drive</u> <u>Miamisburg, OH 45342</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>117 Canyon Pl</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>11/04/2011</u>
		Total Purchase Price	<u>\$100,522.82</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 Foreclosure Deed
☐ 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 5/28/2013

Print Derick Hunt, title specialist

☐ Unattested
☐ (verified by)

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



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Form RT-1