

20130916000374980 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/16/2013 02:20:22 PM FILED/CERT

011-578866

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF Shelby  
PROPERTY ADDRESS:  
Judith V. Towner  
120 Ivy Trace  
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 Ninety Three Thousand and No/100 Dollars (\$93,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Judith V. Towner**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 12, according to the Plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract fifty one subdivision Parcel "B" recorded in Map Book 11, Page 26 all situated I the Southwest ¼ of Section 14 and the Northwest ¼ of Section 23, Township 22 South, Range 2 West in the Office of the Judge of Probate of Shelby County, Alabama as recorded in Map Book 35, Page 43 A and 43B and as amended in the Amended Map of Old Ivy Subdivision, Phase I recorded in Map Book 36, Page 5A and 5B in the Office of the Judge of Probate of Shelby County, Alabama

Excepting therefrom all interest in and to all oil, gas and other minerals in on and/or under dais property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in Instruments of Record in Book 114 Page 193 and Book 144 Page 196 and Doc No.

20050815000418520 in the Office of the Judge of Probate of Shelby County, Alabama

Further excepting therefrom any restrictions reservations setbacks and easements if any, as shown on the Plat recorded In Document No 20050614000290310 in the Office of the Judge of Probate of Shelby County, Alabama and

Further excepting therefrom easements/right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188 Page 43 and deed Book 80 Page 195 in the Office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom timber deed as recorded in Instrument No 1995-28805 in the Office of the Judge of Probate of Shelby County, Alabama

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 9-12-13

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 1, 2013 and recorded on April 22, 2013 in Instrument # 20130422000163030.

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 April 9, 2013 and recorded on May 10, 2013 in Instrument # 20130510000195680

**TO HAVE AND TO HOLD** to the said **Judith V. Towner**, 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 12 day of September, 2013.

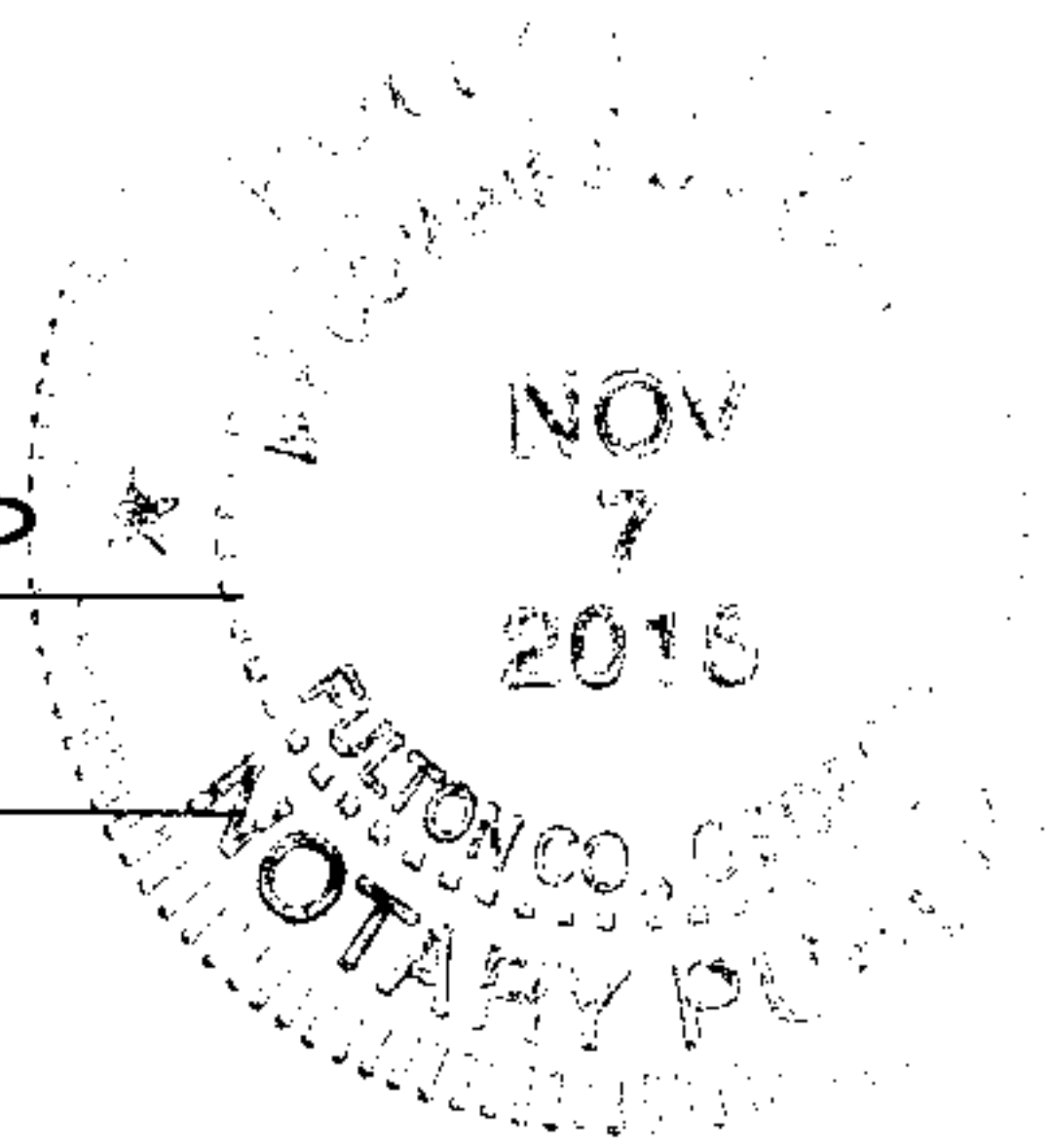
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By Ofori & Associates, P.C. of Atlanta, GA  
Management and Marketing Contractor  
For HUD-State of Alabama  
By: [Signature] **As HUD's Designated Agent**  
Stephanie Butler  
HUD Delegated Authority

STATE OF GEORGIA  
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Stephanie Butler, 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 September 12, 2013 by virtue of the authority vested in him/her by the delegation of authority published at 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 12 day of September, 2013.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



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



# 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 Fir Pants Plaza  
40 Marietta Street  
Atlanta, GA 30303

Grantee's Name Judith V. Towner  
 Mailing Address 120 Ivy Trace  
Calera, AL 35040

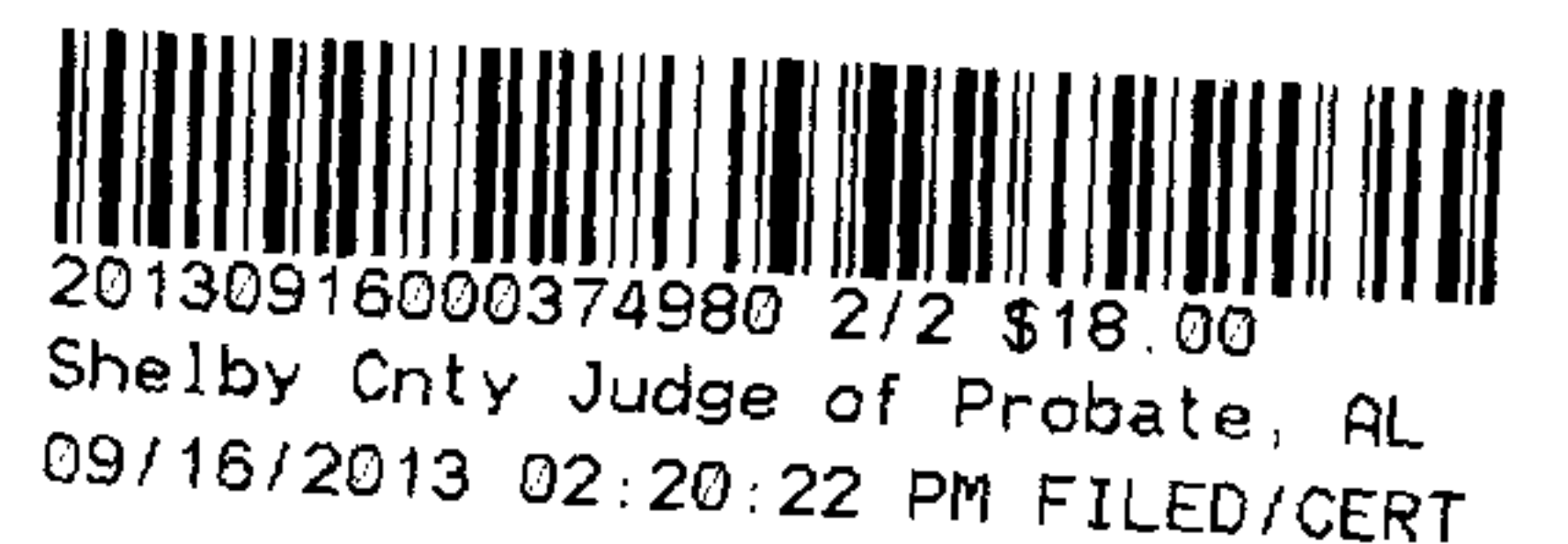
Property Address 120 Ivy Trace  
Calera, AL 35040

Date of Sale 9-12-13  
 Total Purchase Price \$ 93,000.00  
 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



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 \_\_\_\_\_

Unattested

Judith V. Towner  
[Signature]  
 (Grantor/Grantee/Owner/Agent) circle one