

This instrument was prepared by:

Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, AL 35216

Send tax notice to:
Kraig Wall
1013 Candytuft Ct.
Franklin, TN 37067

HUD Case No. 011-576425

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE, DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One hundred twenty thousand and 00/100 (\$120,000.00) Dollars, in hand paid by the grantee(s) herein, to the undersigned grantor, the Secretary of Housing and Urban Development, the receipt whereof is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto Kraig Wall, married, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 74, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117, A, B, C, and D, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All rights of way, easements, covenants and restrictions of record.
2. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
3. All rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of the foreclosure sale evidenced by foreclosure deed as recorded in the Probate Office of Morgan County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns forever. Grantor makes no warranty or covenant respecting the nature or the quality of title to the property herein 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 the acquisition thereof by the Grantor, subject to the limitations set out above, and further subject to any state of facts an accurate survey would show. Further, this Special Warranty Deed warrants that grantor has taken no action to impair or cloud title during the time period the grantor has owned said property.

The closing date for this transaction is June 26, 2014.

Given under my hand and seal on this June 23, 2014

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

Shelby County, AL 06/30/2014
State of Alabama
Deed Tax: \$120.00

For HUD by: Bonnie Losurdo (Seal)
Bonnie Losurdo, Secretary of Housing and Urban Development

By: _____ Its: Contractor

STATE OF TENNESSEE
DAVIDSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BONNIE LOSURDO, whose name as Contractor for the Secretary of Housing and Urban Development 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 or she executed the same voluntarily, with full authority in said capacity, for and as the act of the Secretary of Housing and Urban Development.

Given under my hand and official seal on June 23, 2014.

My Commission Expires: _____

[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's name: Secretary of HUD
Mailing address: 40 Marietta St., Atlanta, GA
Property address: 1040 Riviera Drive, Calera, AL

Grantee's name: Kraig Wall
Mailing address: 1013 Candytuft Ct, Franklin, TN
Date of Sale: June 26, 2014
Total Purchase Price \$120,000.00

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: June 26, 2014

Unattested _____
(Verified by)

Print name: Kraig Wall, by his Attorney in Fact, George Skipper

Sign: _____

(Grantee)

20140630000197350 2/2 \$137.00
Shelby Cnty Judge of Probate: AL
06/30/2014 11:09:05 AM FILED/CERT