

011- 494614

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Keystone V Homes LLC  
1026 3<sup>rd</sup> Ave NW  
Alabaster, AL 35007

**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 Fifty Six Thousand Dollars and Zero Cents (\$56,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **KEYSTONE V HOMES LLC**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 3, Block 3, according to Farris-Smith Subdivision, recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:**

*September 12, 2014*

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated AUGUST 30, 2012 and recorded on SEPTEMBER 4, 2012 in Deed Book 2012 Page 334280.

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 FEBRUARY 7, 2014 and recorded on APRIL 25, 2014 in Deed Book 2014 Page 121770.

**TO HAVE AND TO HOLD** to the said **Keystone V Homes LLC**, 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.

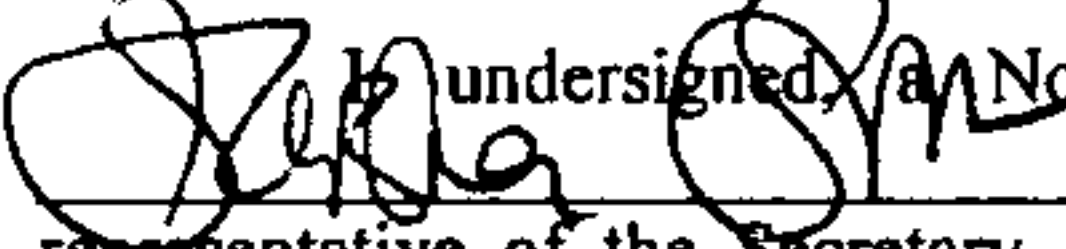
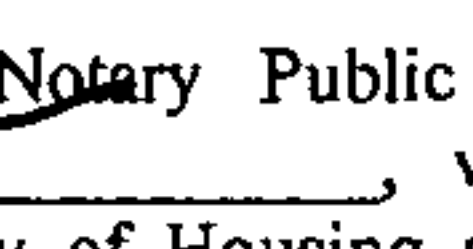
**IN WITNESS WHEREOF**, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 11 day of Sept, 2014

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By PEMCO, Management and Marketing  
Contractor for HUD-State of Alabama

By: 

Designated Signatory for PEMCO

STATE OF GEORGIA  
COUNTY OF COBB

 I, undersigned, a Notary Public in and for said County in said State, do hereby certify that  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 Sept 11, 2014, by virtue of the authority vested in him/her by the delegation of authority published at HR-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 11 day of Sept 2014

NOTARY PUBLIC  
My Commission Expires: Jan 21, 2015

THIS INSTRUMENT PREPARED BY: Smith Closing & Title, LLC  
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830



SHARON LEE  
COBB COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JANUARY 21, 2015

Shelby County, AL 09/16/2014  
State of Alabama  
Deed Tax: \$56.00



20140916000290330 1/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
09/16/2014 12:46:08 PM 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 40 Marietta Street NW  
Atlanta, GA 30303

Grantee's Name Keystone Homes  
Mailing Address 130 IVERNESS  
PLAZA #306  
Birmingham, AL 35242

Property Address 1026 3rd AVE NW  
ALABASTER, AL 35007

Date of Sale September 12, 2014  
Total Purchase Price \$ 56,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20140916000290330 2/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
09/16/2014 12:46:08 PM FILED/CERT

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 \_\_\_\_\_

Print Anthony Metcalf

☐ Unattested

Sign Anthony Metcalf

(verified by)

(Grantor/Grantee/Owner/Agent) circle one