

011-727344

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

PROPERTY ADDRESS AND  
SEND TAX NOTICE TO:  
1135 HENRY DRIVE  
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 One hundred four thousand and No/100 Dollars (\$104,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Cody Alexander and Stephanie Duke, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 77, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama.

Cody Alexander and Cody S. Alexander are one and the same person.  
Stephanie Duke and Stephanie N. Duke are one and the same person.

\$109,602.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.). Deed dated February 18, 2014 and recorded on March 10, 2014 in Instrument No. 2014031000065510.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 24, 2014**

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 18, 2014 and recorded on March 10, 2014 in Instrument No. 2014031000065510.

**TO HAVE AND TO HOLD** to the said Cody Alexander and Stephanie Duke, 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.

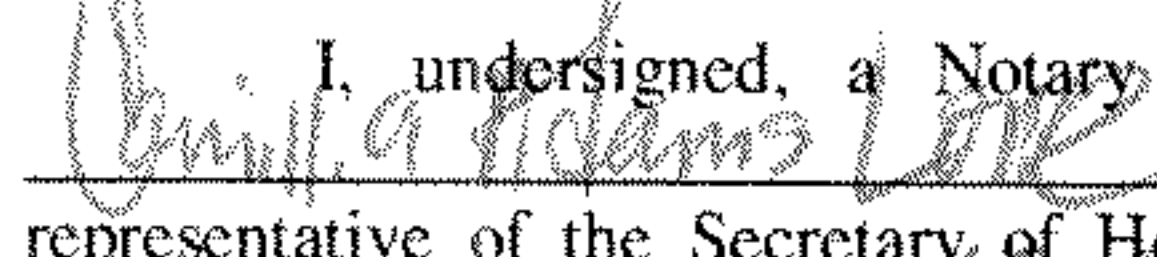
**TO HAVE AND TO HOLD** to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

**IN WITNESS WHEREOF**, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 23 day of October, 2014.

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

By   
Designated Signatory for PEMCO

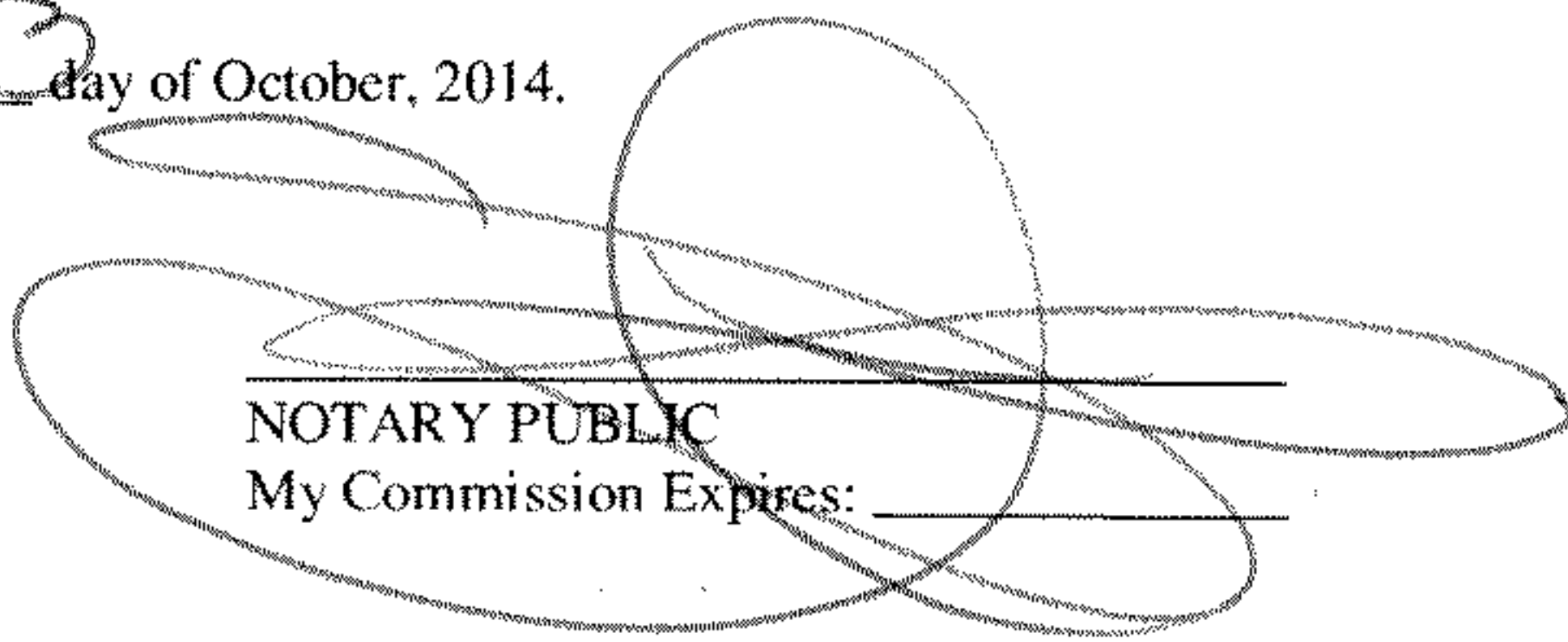
STATE OF GEORGIA  
COUNTY OF Cobb

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 10-23-14, 2014, by virtue of the authority vested in him/her under the Redlegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.), 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 23 day of October, 2014.



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

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



## 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 Housing and Urban Development

Mailing Address 40 Marietta Street

Atlanta, GA 30303

Grantee's Name Cody Alexander

Mailing Address Stephanie Duke

1135 Henry Drive

Alabaster, AL 35007

Property Address 1135 Henry Drive

Alabaster, AL 35007

Date of Sale 10/24/2014

Total Purchase Price \$104,000.00

or

Actual Value \$

or

Assessor's Market Value \$

**20141027000338430**

**10/27/2014 11:27:26**

**AM DEEDS 2/2**

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 10/24/14

Print Kelly B. Furgerson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/27/2014 11:27:26 AM  
\$15.00 CHERRY  
20141027000338430

[Signature]

**Form RT-1**