

HUD Case No. 011-637682

20150903000307820  
09/03/2015 10:58:21 AM  
DEEDS 1/3

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
John Y. Kim  
5092 Cahaba Valley Road  
Birmingham, AL 35242

### **SPECIAL WARRANTY DEED**

STATE OF ALABAMA       )  
                                      )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of

**Fourteen Thousand Dollars and 00/100** -----

(\$14,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

**Secretary of Housing and Urban Development, of Washington, D.C.**

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

**John Y. Kim**

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

**48 feet off of the West side of Lot Number 489 and 27 feet off of the East side of Lot Number 488, having a combined frontage of 75 feet on the South side of Patton Avenue and extending back South there from 200 feet from said avenue, according to N.B. Dare's map of the Town of Calera, Shelby County, Alabama, known as Block Number 271 of Dunstan's Survey, bounded on the East side by a wire fence. Situated, lying and being in Shelby County, Alabama.**

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 9/3/15

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appear of record.

\$0.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

HUD Case No. 011-637682

TO HAVE AND TO HOLD, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27 day of August, 2015.

Secretary of Housing and Urban Development  
By PEMCO, Management and Marketing  
Contractor for HUD-State of Alabama

By: 

Tristan Black  
Designated Signatory for PEMCO

STATE OF GACOB COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tristan Black, 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 of 8-27-15, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledge before me on this day that, being information 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 the 27 day of August, 2015.



SHARON LEE  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
JANUARY 21, 2019

  
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

**20150903000307820 09/03/2015 10:58:21 AM DEEDS 3/3**

Grantor's Name The Secretary of Housing and Urban Development Grantee's Name John Y. Kim

Mailing Address Case No. 011-637682, 40 Marietta Street Atlanta, GA 30303 Mailing Address 5092 Cahaba Valley Road Birmingham, AL 35242

Property Address 1111 18th Avenue Calera, AL 35040

Date of Sale September 3, 2015  
Total Purchase Price \$14,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - The Secretary of Housing and Urban Development, Case No. 011-637682, 40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - John Y. Kim, 5092 Cahaba Valley Road, Birmingham, AL 35242.

Property address - 1111 18th Avenue, Calera, AL 35040

Date of Sale - September 3, 2015.

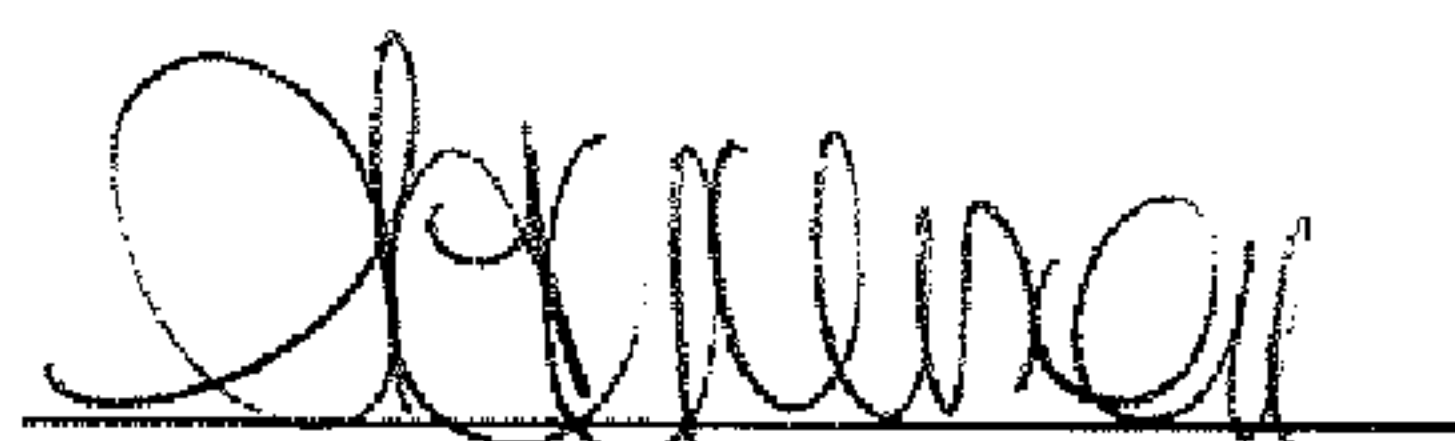
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

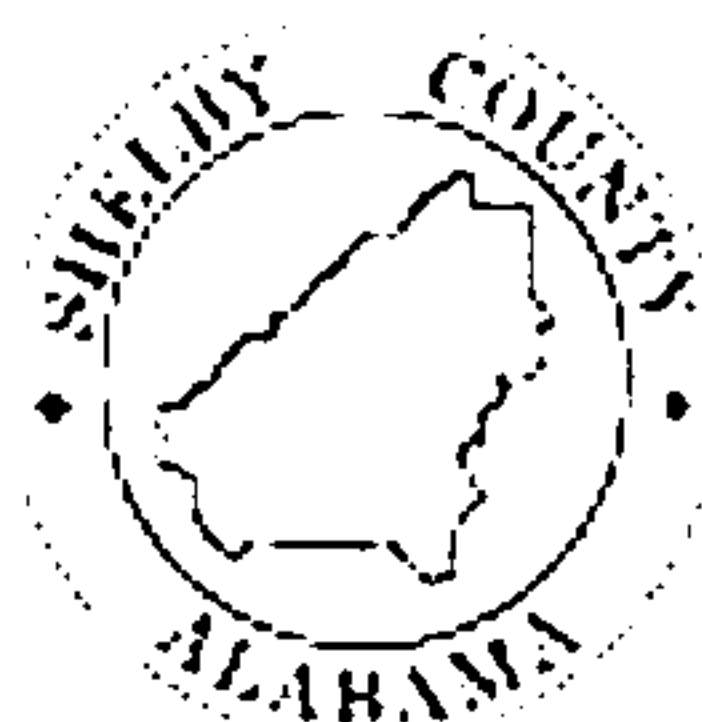
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 3, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/03/2015 10:58:21 AM  
\$34.00 CHERRY  
20150903000307820

