20160120000020150 1/2 \$235.50 Shelby Cnty Judge of Probate: AL 01/20/2016 11:57:33 AM FILED/CERT

011-582826

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
JACQUELYN LEDBETTER
1024 KINGS WAY
BIRMINGHAM, AL 35242

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 TWO HUNDRED EIGHTEEN THOUSAND THREE HUNDRED AND NO/100 (\$218,300.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto JACQUELYN LEDBETTER, MARRIED in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 2560, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 15, 2016

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JANUARY 28, 2015 and recorded on FEBRUARY 2, 2015 in INSTRUMENT NUMBER 20150202000035280.

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 AUGUST 10, 2015 and recorded on OCTOBER 15, 2015 in INSTRUMENT NUMBER 20151015000360850.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

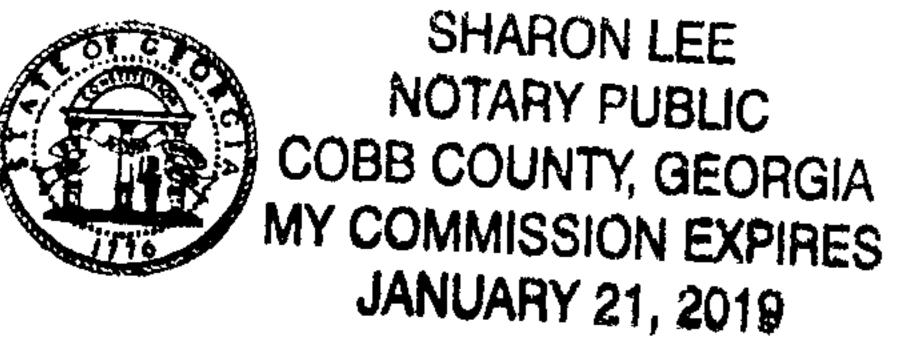
TO HAVE AND TO HOLD to the said JACQUELYN LEDBETTER, MARRIED in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically 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.

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

Designated Signatory for PEMCO

Shelby County: AL 01/20/2016 State of Alabama Deed Tax: \$218.50

STATE OF GEORGIA
COUNTY OF



My Commission Expires:

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO: Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	US Department of HUD	Grantee's Nan	ne Jacquelyn Ledbetter, Married
	40 Marietta Street NW	Mailing Address 201 HEATH DRIVE	
	Five Points Plaza		
	Atlanta, GA 30303	•	BIRMINGHAM, AL 35242
Property Address	1024 KINGS WAY	•	le JANUARY 15, 2016
	DIDMINIOLIANA AL OFOAO	Total Purchase Pri	ce \$ 218,300.00
	BIRMINGHAM, AL 35242	Actual Value	\$
		or	
		Assessor's Market Val	ue <u>\$</u>
	e or actual value claimed on		
•	ne) (Recordation of docume	•	
Bill of Sale X Sales Contract		Appraisal Other	20160120000020150 2/2 \$235.50 ——
Closing Stater		Othici	20160120000020150 2/2 \$235.50 —— Shelby Cnty Judge of Probate, AL
			01/20/2016 11:57:33 AM FILED/CERT
-	document presented for reco this form is not required.	rdation contains all of the	required information referenced
above, the ming of			
O		Instructions	
	d mailing address - provide t ir current mailing address.	ne name or the person or	persons conveying interest
Grantee's name are to property is being	nd mailing address - provide to conveyed.	the name of the person or	persons to whom interest
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.			
conveyed by the in		This may be evidenced by	rty, both real and personal, being an appraisal conducted by a
excluding current urresponsibility of val	led and the value must be designed and the value must be designed as a large valuation, of the property taxed and the value must be designed and the value and the value must be designed and the value and the v	as determined by the loca x purposes will be used ar	· ·
accurate. I further u		tements claimed on this fo	ined in this document is true and orm may result in the imposition
Date		Print Adda M	etal. E
Unattested		Sign A	
	(verified by)		ntee/Owner/Agent) circle one
			Form RT-1