



20160216000049030 1/2 \$99.00
Shelby Cnty Judge of Probate, AL
02/16/2016 01:02:57 PM FILED/CERT

011-617477

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
HOME DEALS ALABAMA
255 IVY HILLS CIRCLE
CALERA, AL 35040

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 EIGHTY ONE THOUSAND and No/100 Dollars (\$81,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto HOME DEALS ALABAMA, in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 188, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B" recorded in Map Book 11, Page 26 all situated in the Southwest ¼ of Section 14 and the Northwest ¼ of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

And being the same parcel of land acquired by Grantors by Deed recorded in Instrument No. 20140814000253780, among the Probate Court records of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

February 11, 2016

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JULY 14, 2014 and recorded on AUGUST 14, 2014 in INSTRUMENT NUMBER 20140814000253780.

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 29, 2014 and recorded on OCTOBER 15, 2015 in INSTRUMENT NUMBER 20151015000360840.

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 HOME DEALS ALABAMA, 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 February 20 16.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD-State of Alabama

By: K. Martin
Kendra Martin
HUD Delegated Authority

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Kendra Martin, 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 February 11, 2016, by virtue of the authority vested in him/her by the delegation of authority published at FR-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.

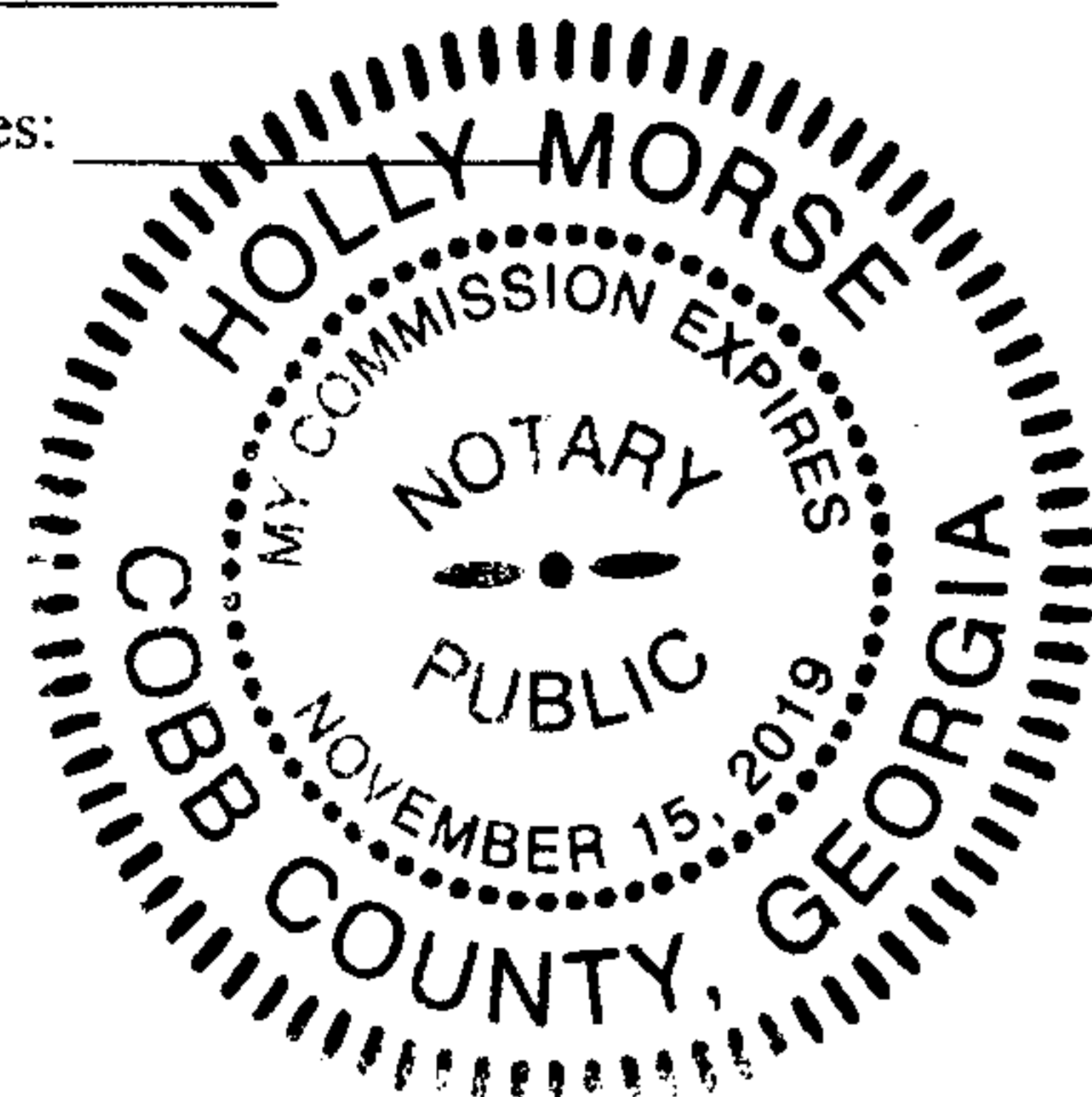
GIVEN under my hand and official seal this 11 day of February 20 16

Holly Morse
NOTARY PUBLIC
My Commission Expires: _____

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

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 02/16/2016
State of Alabama
Deed Tax: \$81.00



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 Department of HUD
Mailing Address 40 Marietta Street NW
Five Points Plaza
Atlanta, GA 30303

Grantee's Name HOME DEALS ALABAMA
Mailing Address 2422 ROYAL LANE
PELHAM, AL 35124

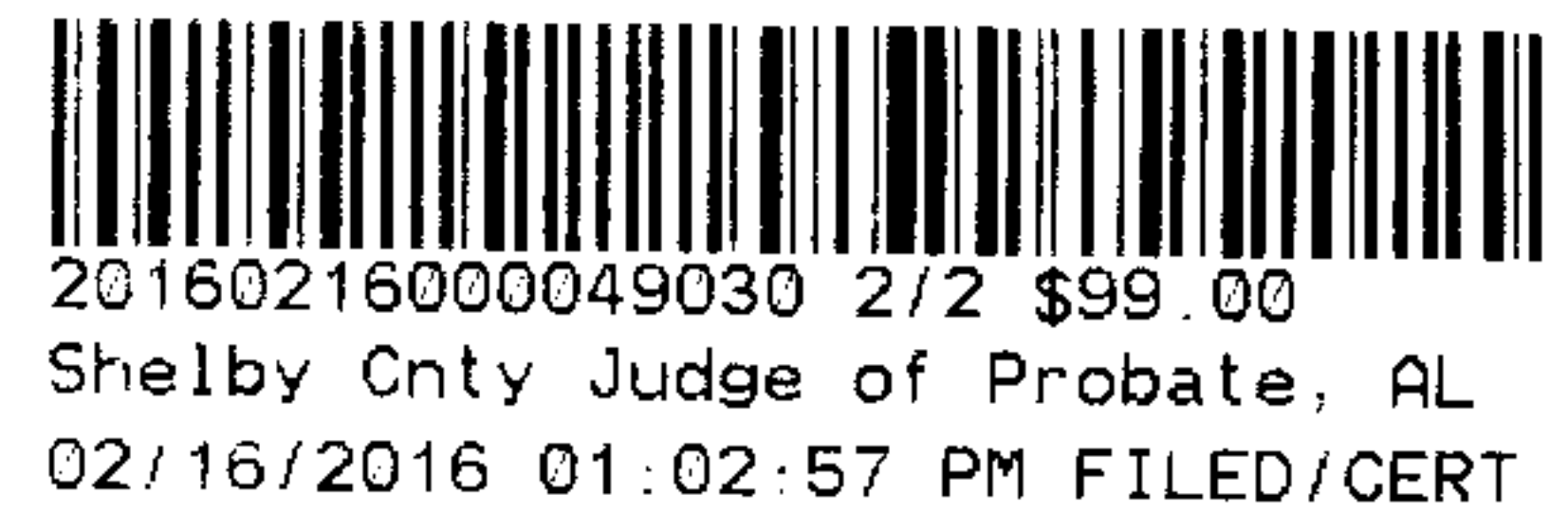
Property Address 255 IVY HILLS CIRCLE
CALERA, AL 35040

Date of Sale FEBRUARY 11, 2016
Total Purchase Price \$ 81,000.00
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
☒ 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 [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1