

20170202000040440  
02/02/2017 10:56:52 AM  
DEEDS 1/3

Mal 125 Canyon Trail  
Pelham, AL 35124

HUD Case No. 011-577446

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Luis Perez Lopez and  
Janette Salomon Mendible  
104 Greenfield Circle  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of **One Hundred Eleven Thousand and No/100 (\$111,000.00)** 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

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

**Lot 99, according to the Survey of Greenfield Sector Five as recorded in Map Book 17, Page 20, Shelby County, Alabama Records.**

**EFFECTIVE DATE OF DEED IS FEBRUARY 1, 2017.**  
Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appear of record.

**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.



HUD Case No. 011-577446

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30 day of January, 2017.

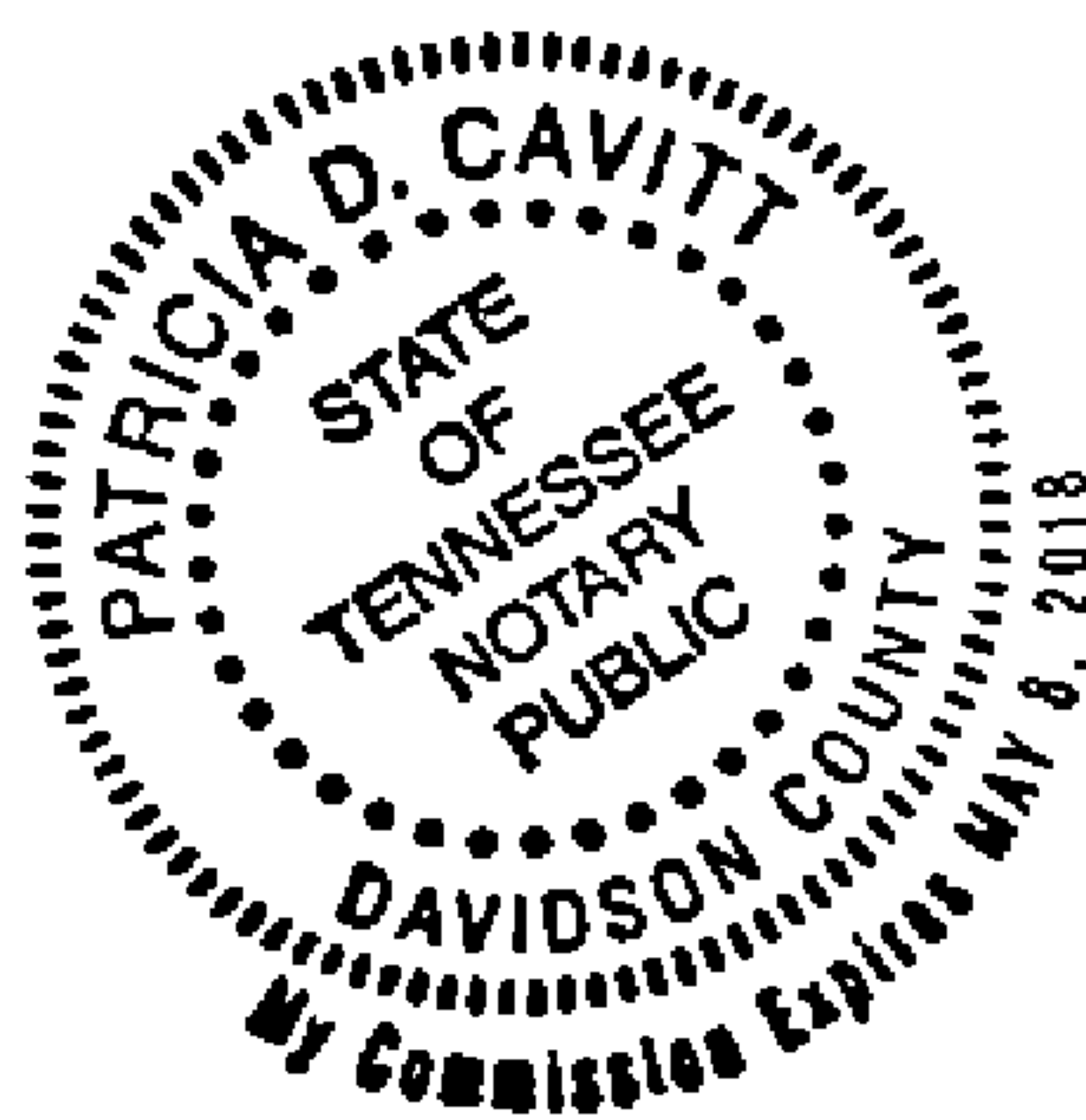
Secretary of Housing and Urban Development  
By Q Integrated Companies, LLC, Management  
and Marketing Contractor for HUD-State of  
~~Alabama~~ Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01

By: *Ron Hutchison*  
For HUD by: Ron Hutchison, Project Manager  
Designated Signatory for Q Integrated Companies, LLC

STATE OF TN  
Davidson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RON HUTCHISON, 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 January 30 2017 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 30 day of January, 2017.



*[Signature]*  
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 The Secretary of Housing and Urban Development      Grantee's Name Luis Perez Lopez and Janette Salomon Mendible

Mailing Address Case #: 011-577446, 40 Marietta Street  
Atlanta, GA 30303      Mailing Address 125 Canyon Trail  
Pelham, AL 35124

Property Address 104 Greenfield Circle, Case #:  
011-577446  
Alabaster, AL 35007

Date of Sale February 1, 2017  
Total Purchase Price \$111,000.00

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 - The Secretary of Housing and Urban Development, Case #: 011-577446,  
40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - Luis Perez Lopez and Janette Salomon Mendible, 125 Canyon Trail,  
Pelham, AL 35124.

Property address - 104 Greenfield Circle, Case #: 011-577446, Alabaster, AL 35007

Date of Sale - February 1, 2017.

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.

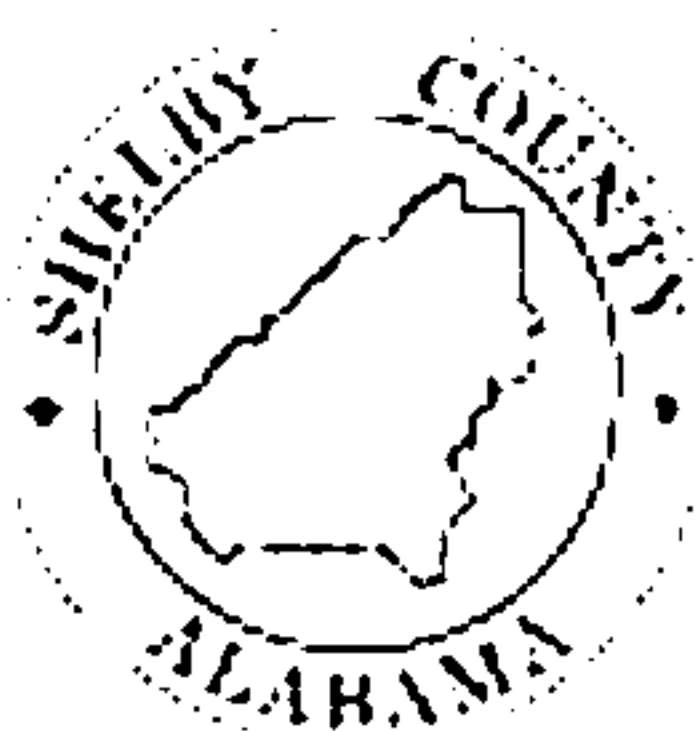
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will 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: February 1, 2017

Sign \_\_\_\_\_

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/02/2017 10:56:52 AM  
\$132.00 CHERRY  
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