

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration to the undersigned paid by the Grantee herein, the receipt is hereby acknowledged, the undersigned Primary Capital Mortgage, LLC (hereinafter called the "Grantor") has granted, bargained, and sold, and does by these presents grant, bargain, sell, and convey unto the said Secretary of Housing and Urban Development, of Washington D.C., its successors and assigns (hereinafter called the "Grantee"), the following described property situated in Shelby County, Alabama:

A part of the N ½ of the SE ¼ of Section 28, Township 20 South Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NW ¼ of the SE ¼ of said Section 28, and run thence West along North line of the NE ¼ of the SE ¼ a distance of 1331 feet to the NW corner of said 1/4 -1/4 section thence run South 57° West, 340 feet to a point on the South right of way line of Shadescrest Road for the point of beginning of tract herein described; (said point being marked by an iron stake and being the Northernmost corner of Plat 1 of an unrecorded map); from said point of beginning turn left an angle of 32° 52' and run S 24°16'W along said South right of way line a distance of 140 feet; thence turn an angle to the left of 79° and run 1063.50 feet to the SE line of Plot 1, turn left an angle of 100°51'90" and run N 24°16'E along the SE line of Lot 1 a distance of 35.6 feet to the Easternmost corner of Lot 1; thence turn an angle to the left of 73°46' and run N 49°30'W a distance of 1089 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all matters of record

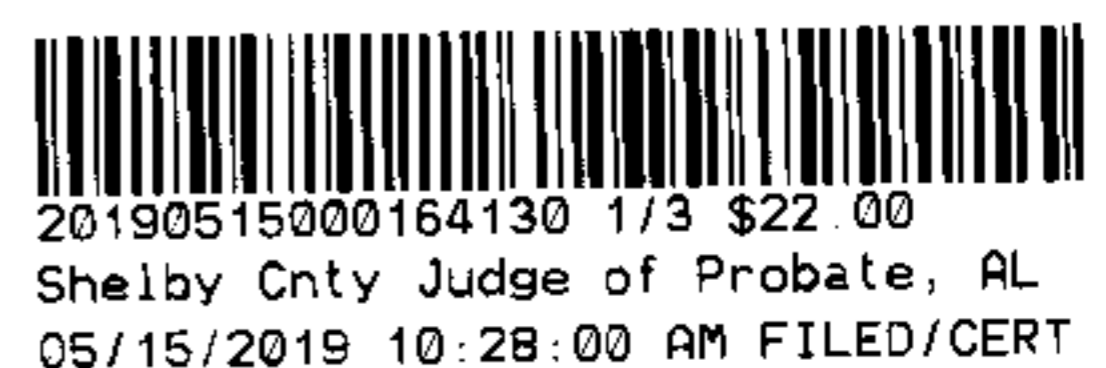
THIS CONVEYANCE IS MADE SUBJECT TO:

1. All assessments and taxes for the year 2018 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description.

NO WORD, WORDS, OR PROVISIONS of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, forever.

{SIGNATURE AND NOTARY FOLLOWS ON NEXT PAGE}



Mortgagor(s):
Derek Drussa
MERS NO: 100229340000054182

IN WITNESS WHEREOF, Primary Capital Mortgage, LLC has caused this conveyance to be executed in its name by its undersigned officer, this the 15th day of March, 2019.

Primary Capital Mortgage, LLC

By: Michael Nennig
Its: Vice President
Michael Nennig

STATE OF Illinois)
COUNTY OF Lake)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael Nennig whose name appears as Vice President of Primary Capital Mortgage, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and official seal this 15th day of March, 2019.

R/R
Notary Public
My Commission expires: 11/28/20



PREPARED BY:

Gary P. Wolfe
WOLFE, JONES, WOLFE, HANCOCK,
DANIEL, & SOUTH, LLC
905 Bob Wallace Avenue
Huntsville, Alabama 35801
(256) 534-2205 - Telephone
(256) 519-6691 - Facsimile

20190515000164130 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/15/2019 10:28:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Primary Capital Mortgage, LLC
Mailing Address 1 Corporate Drive, Suite 360

Grantee's Name Secretary of HUD
Mailing Address 451 7th Street, SW
Washington, D.C. 20410

Property Address 5169 S. Shades
Crest Rd.
Bessemer, AL 35022

Date of Sale 08/25/2017
Total Purchase Price \$ 150,400.00
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 Foreclosure Sale

20190515000164130 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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 4/29/19
Unattested Lauren Luwaye
(verified by)

Print Holly Birmingham
Sign Holly Birmingham
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1