

20191205000449650
12/05/2019 10:00:20 AM
DEEDS 1/2

011-652393

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
HOME DEALS ALABAMA
333 COLLEGE STREET
VINCENT, AL 35178

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of THIRTY EIGHT THOUSAND THREE HUNDRED AND NO/100 (\$38,300.00), 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:

COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID ¼- ¼ SECTION FOR A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE SOUTH ALONG THE EAST BOUNDARY OF SAID ¼- ¼ SECTION FOR A DISTANCE OF 105.0 FEET; THENCE TURN AN ANGLE OF 88 DEGREES, 50 MINUTES TO THE RIGHT AND PROCEED WEST FOR A DISTANCE OF 210.0 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 10 MINUTES TO THE RIGHT AND PROCEED NORTH FOR A DISTANCE OF 105.0 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 50 MINUTES TO THE RIGHT AND PROCEED EAST FOR A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOACATED IN THE SE ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 3, 2019

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JANUARY 23, 2018 and recorded on JANUARY 24, 2018 in INSTRUMENT NUMBER 20180124000024010.

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 JANUARY 24, 2018 and recorded on JUNE 18, 2019 in INSTRUMENT NUMBER 20190618000216390.

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 2 day of December, 2019.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: KM Minemier & Associates, LLC
Asset Manager Contractor

By: [Signature]
Jennifer Borden
HUD Delegated Authority

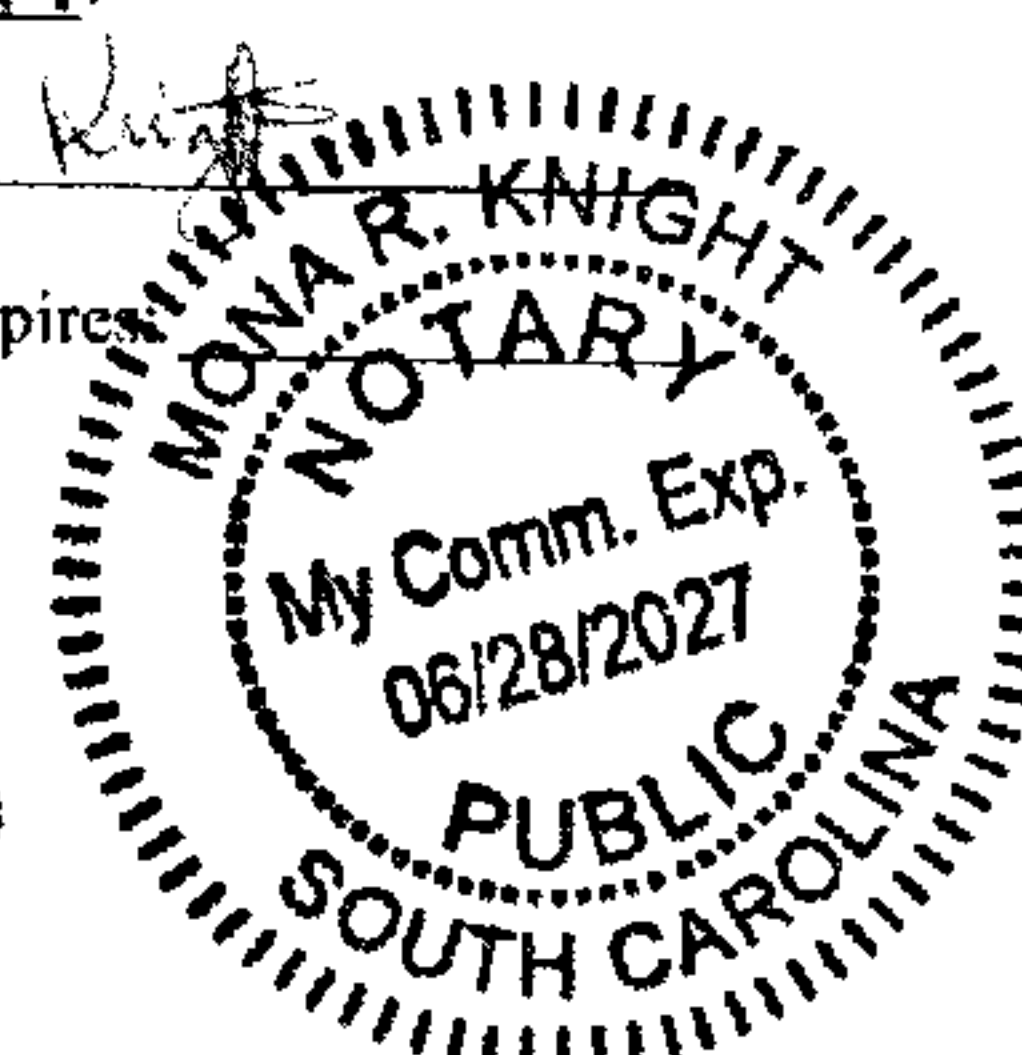
STATE OF South Carolina
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jennifer Borden, 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 December 2, 2019, by virtue of the authority vested in him/her by the delegation of authority, 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 2 day of December, 2019.

Monar R. Knight
NOTARY PUBLIC
My Commission Expires

THIS INSTRUMENT PREPARED BY:
David Jamieson, Attorney at Law
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 10:00:20 AM
\$63.50 CHARITY
20191205000449650

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	SECRETARY OF HOUSING AND	Grantee's Name	HOME DEALS ALABAMA
Mailing Address	URBAN DEVELOPMENT	Mailing Address	
	40 MARIETTA STREET NW, FIVE POINT PLAZA		1701 1ST AVE S, APT 636
	ATLANTA, GA 30303		BIRMINGHAM, AL 35233
Property Address	333 COLLEGE STREET	Date of Sale	DECEMBER 3, 2019
		Total Purchase Price	\$ 38,300.00
	VINCENT, AL 35178	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 METCALFE

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1