

20200807000339510
08/07/2020 03:01:45 PM
DEEDS 1/2

011-806935

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Neuburn Edwards
Enda Edwards
223 Mountain Lake Trail
Alabaster, AL 35007

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of One Hundred Ninety Four Thousand Dollars (\$194,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Neuburn Edwards and Enda Edwards, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 11, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 7, 2020

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated May 17, 2018 and recorded on May 22, 2018 in Instrument Number 20180522000175860

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 March 25, 2020 and recorded on April 10, 2020 in Instrument Number 20200410000141910.

TO HAVE AND TO HOLD to the said Neuburn Edwards and Enda Edwards, 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 4 day of August, 2020.

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

By: [Signature]

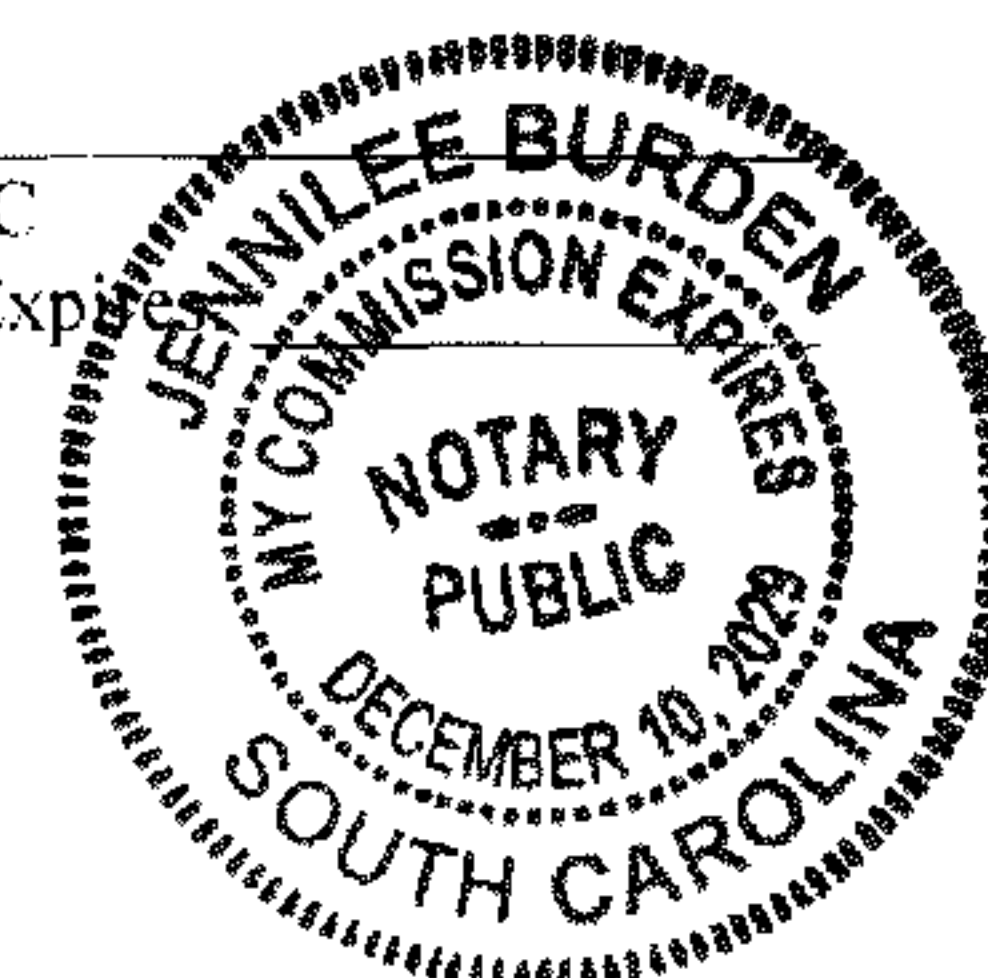
Kate Connor
HUD Delegated Authority

STATE OF South Carolina
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Kate Connor, 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 August 4, 2020, 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 4 day of August, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires



THIS INSTRUMENT PREPARED BY:
David Jamieson, Attorney at Law
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, 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 Secretary of Housing & Urban
 Mailing Address Development Case #011-806935
 40 Marietta St NW, Five Points Plaza
 Atlanta, GA 30303

Grantee's Name Neuburn Edwards & Edna Edwards
 Mailing Address 962 45th Street Ensley
 Birmingham, AL 35208

Property Address 223 Mountain Lake Trail
 Alabaster, AL 35007

Date of Sale 08/07/2020
 Total Purchase Price \$ 194,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2020 03:01:45 PM
 \$29.00 CHERRY
 20200807000339510

Allen S. Boyd

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 Leanne G Ward

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one