



20120830000327370 1/2 \$153.00  
Shelby Cnty Judge of Probate, AL  
08/30/2012 11:03:57 AM FILED/CERT

011-605350

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Bruce K. Smith  
1875 Portobello Road  
Birmingham, AL 35242

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 One Hundred Thirty Eight Thousand and No/100 Dollars (\$138,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Bruce K. Smith, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Unit 75, Building 18 in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2<sup>nd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3<sup>rd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, and any amendments thereto, to which Declaration of Condominium a plat is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, Page 77, 1<sup>st</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 4, and the 2<sup>nd</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3<sup>rd</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 137, 4<sup>th</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc are attached as Exhibit "B" thereto, together an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8-15-12

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 23, 2012 and recorded on May 10, 2012 in Deed Book 2012 Page 164460.

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 23, 2012 and recorded on May 10, 2012 in Deed Book 2012 Page 164470.

TO HAVE AND TO HOLD to the said Bruce K. Smith, 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 13 day of Aug, 2012.

Shelby County, AL 08/30/2012  
State of Alabama  
Deed Tax: \$138.00

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By PEMCO, Management and Marketing  
Contractor for HUD State of Alabama

By: [Signature]  
Designated Signatory for PEMCO

STATE OF GEORGIA  
COUNTY OF Fulton

[Signature], undersigned, a Notary Public in and for said County in said State, do hereby certify that [Signature], 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 Aug 13, 2012, 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 13 day of Aug, 2012.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 2/7/2015

THIS INSTRUMENT PREPARED BY: Rick Battaglia, 7088 Sydney Curve, Montgomery, AL 36117



NICHOLAUS A. RICE  
FULTON COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
FEBRUARY 7<sup>TH</sup>, 2015



# 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 Dept of HUD  
Mailing Address 40 Marietta St NW  
Atlanta GA 30303

Grantee's Name Bruce K. Smith  
Mailing Address 531 Woodbridge Trace  
Chesley AL 35443

Property Address 1875 Portobello Rd  
Birmingham AL 35242

Date of Sale 8/15/12  
Total Purchase Price \$ 138,000

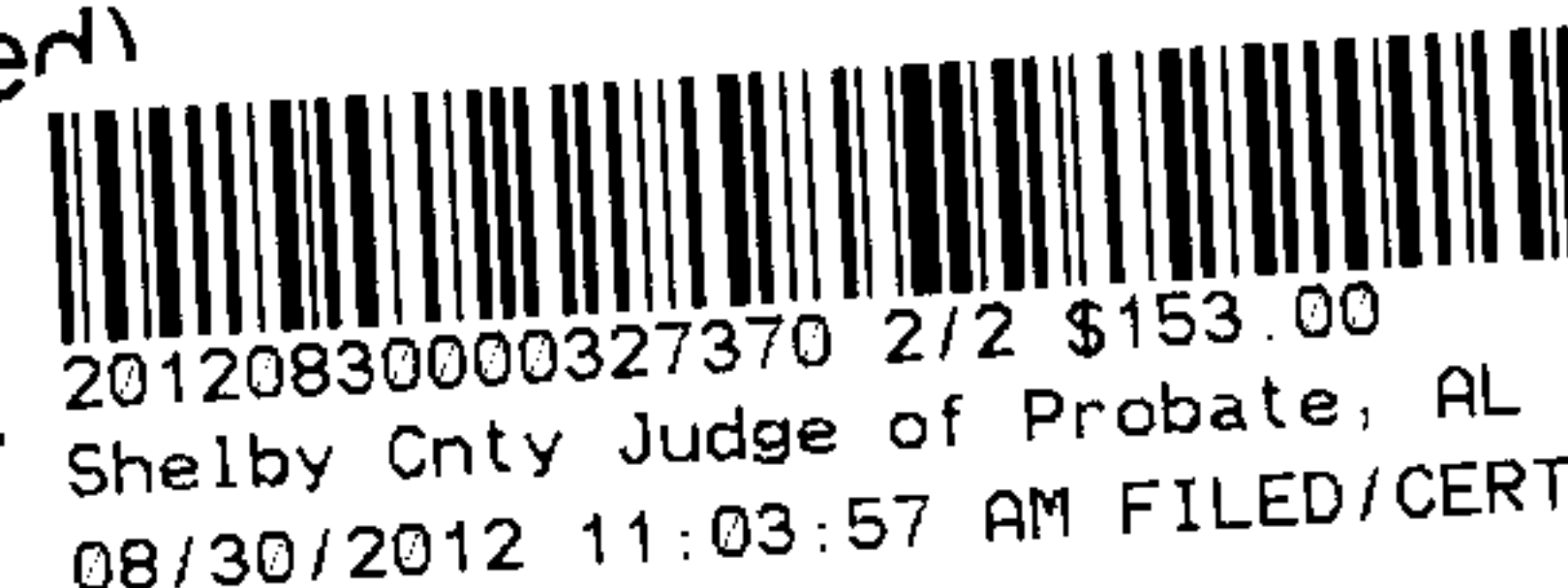
or  
Actual Value \$

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 8/15/12

Print Bruce K. Smith

☐ Unattested

Sign

B K S

(verified by)

(Grantor/Grantee/Owner/Agent) circle one