

011-621060

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
John Nettuno and Margarete Nettuno
1050 Fairbank Lane
Chelsea, AL 35043

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 Eighty Eight Thousand and Nine Hundred No/100 Dollars (\$88,900.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **John Nettuno and Margarete Nettuno**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 3-36 according to the Chelsea Park 3rd Sector, as recorded in Map Book 34, Page 23 A & B, in the Probate Office of Shelby County, Alabama, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-10-12

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 4, 2012 and recorded on June 11, 2012 In Instrument # 20120611000206240

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 June 26, 2012 and recorded on June 29, 2012 in Instrument # 20120629000230530

TO HAVE AND TO HOLD to the said **John Nettuno and Margarete Nettuno**, 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 10 day of October, 20 12.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD-State of Alabama

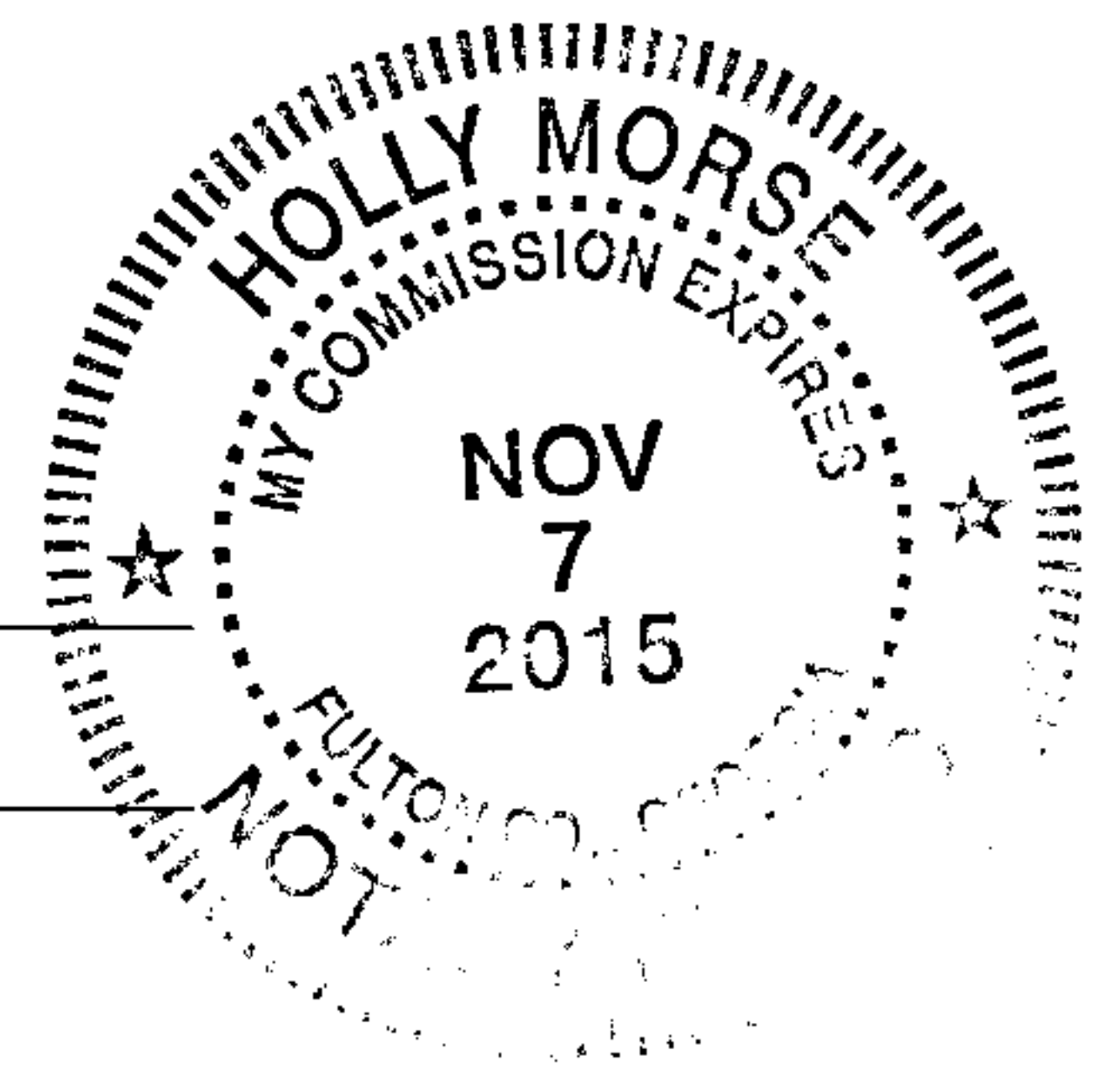
By: Stephanie Butler AS HUD's Designated Agent
HUD Delegated Authority

STATE OF GEORGIA
COUNTY OF Fulton

Stephanie Butler, undersigned, a Notary Public in and for said County in said State, do hereby certify that Stephanie Butler, 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 October 10, 20 12, 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 10 day of October 20 12.

Holly Morsitt
NOTARY PUBLIC
My Commission Expires: _____



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

Shelby County, AL 10/12/2012
State of Alabama
Deed Tax: \$18.00

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 Five Points Plaza
40 Marietta Street
Atlanta, GA 30303

Grantee's Name John & Margarete Nettuno
Mailing Address 255 Balsam Dr
Canton, Ga
30114

Property Address 1050 Fairbank Ln
Chelsea, AL
35043

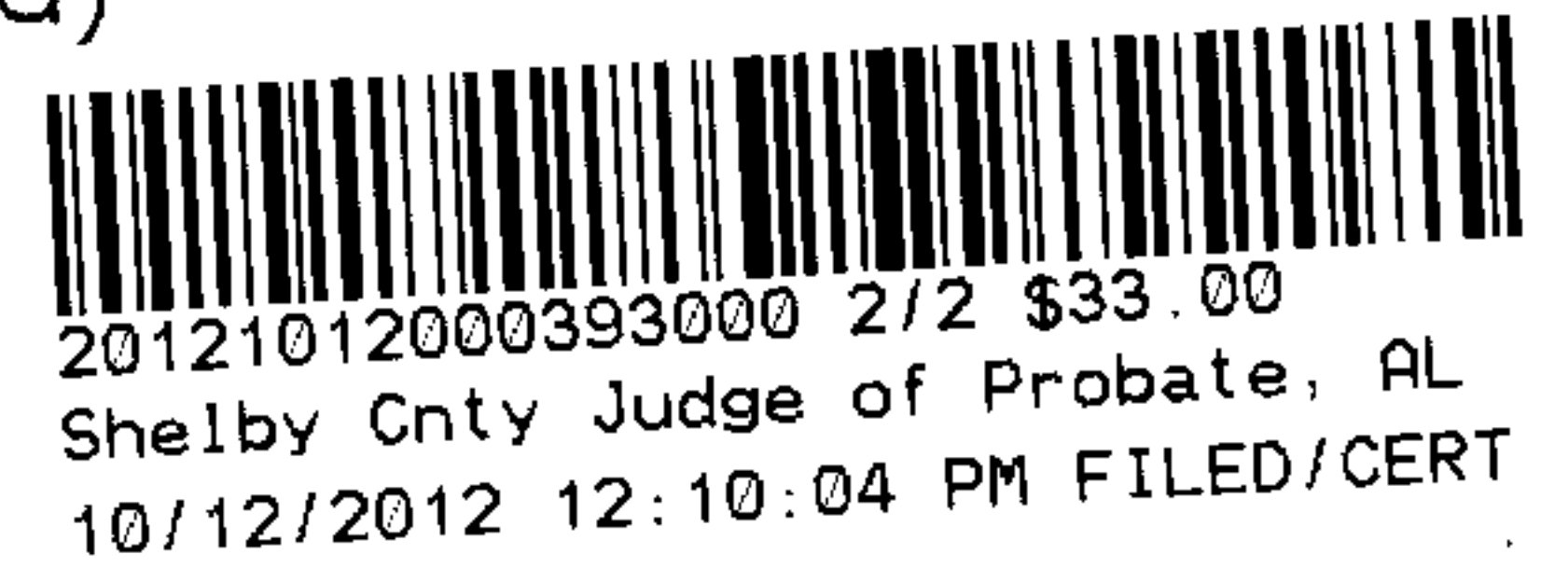
Date of Sale 10/10/12
Total Purchase Price \$ 88,900.00

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 - 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 10/10/12

Print John & Margarete Nettuno

Unattested

(verified by)

Signature John & Margarete Nettuno
(Grantor/Grantee/Owner/Agent) circle one