

011-634281

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Janet W. Seaman and Suzanne L.
Dailey
777 Highway 8
Montevallo, AL 35115

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 Seventy Thousand and No/100 Dollars (\$170,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Janet W. Seaman and Suzanne L. Dailey, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

From a concrete post marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4, Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, run along the West 1/4 1/4 Section line North 01 degrees 52 minutes 46 seconds West for 900.49 feet; thence run North 88 degrees 27 minutes 21 seconds East for 2.70 feet to the Northerly Right of Way line of County Road 8; thence run along said Road line North 50 degrees 49 minutes 47 seconds East for 128.66 feet to the beginning point; thence run North 19 degrees 17 minutes 11 seconds West for 350.93 feet; thence run North 01 degrees 53 minutes 05 seconds East for 6.50 feet; thence run North 88 degrees 07 minutes 14 seconds East for 63.24 feet; thence run South 32 degrees 26 minutes 28 seconds East 298.44 feet to the North Right of Way line of County Road 8; thence run along said road line South 50 degrees 49 minutes 47 seconds West for 144.64 feet, back to the beginning point. Less and except any part of subject property lying within a road right of way. All being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

December 21, 2012

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 13, 2012 and recorded on October 31, 2012 in Deed Book 2012 Page 419270.

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 September 25, 2012 and recorded on October 31, 2012 in Deed Book 2012 Page 419280.

TO HAVE AND TO HOLD to the said Janet W. Seaman and Suzanne L. Dailey, 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 18 day of Dec, 2012.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD-State of Alabama

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$170.00

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

HUD Delegated Authority

For HUD by:

Darice Green, Assistant Project Manager

STATE OF TENNESSEE
COUNTY OF Davidson

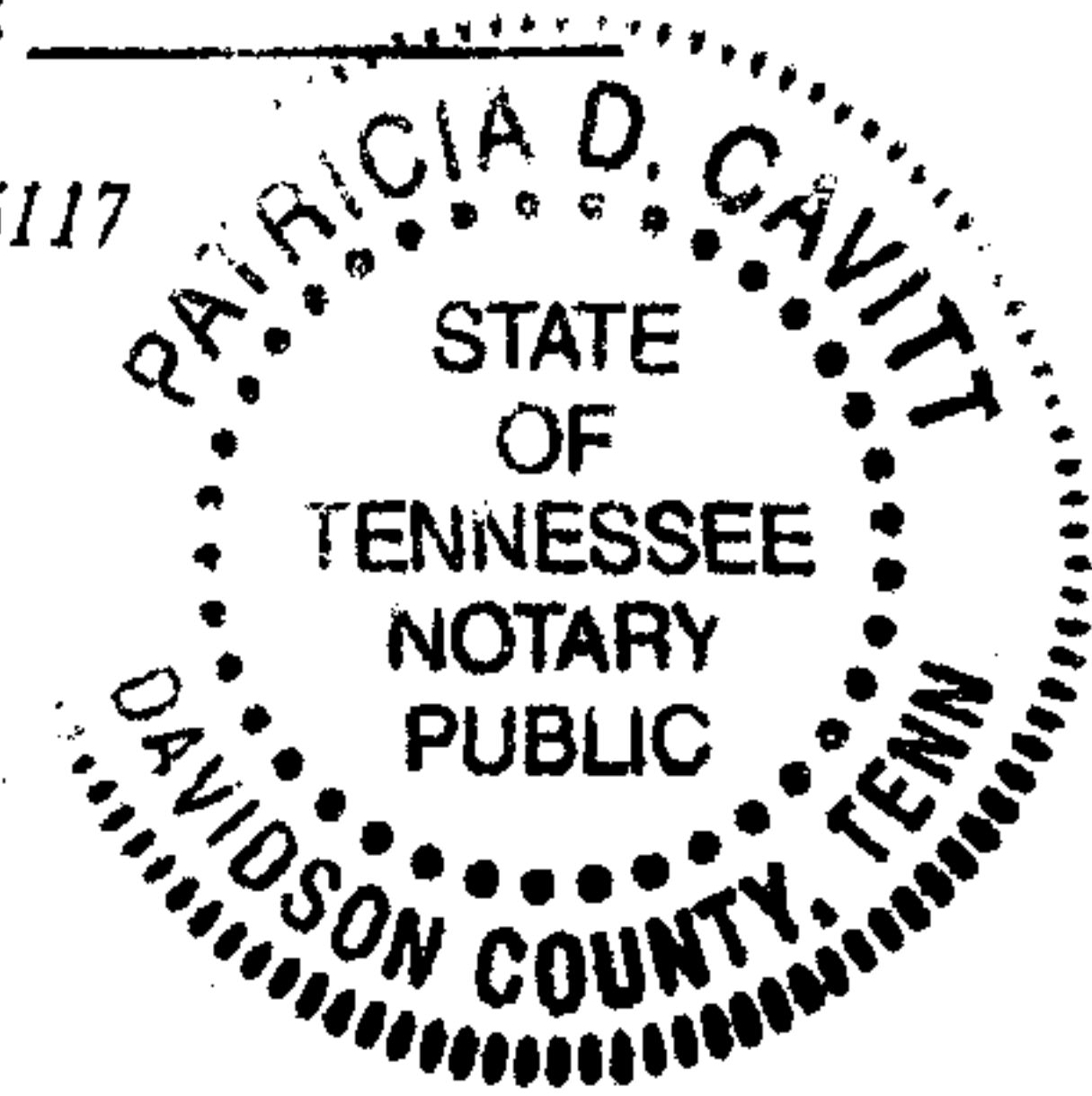
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date December 18, 2012 by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice 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 18 day of December, 2012

NOTARY PUBLIC

My Commission Expires:

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



My Commission Expires JULY 7, 2014

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 St NW
Atlanta, GA 30303

Grantee's Name Janet W. Seaman and
Mailing Address P.O. Box 279
W. I. Tol, AL 35187

Property Address 777 Highway 8
Montevallo, AL 35115

Date of Sale December 21, 2012
Total Purchase Price \$ 170,000.00
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

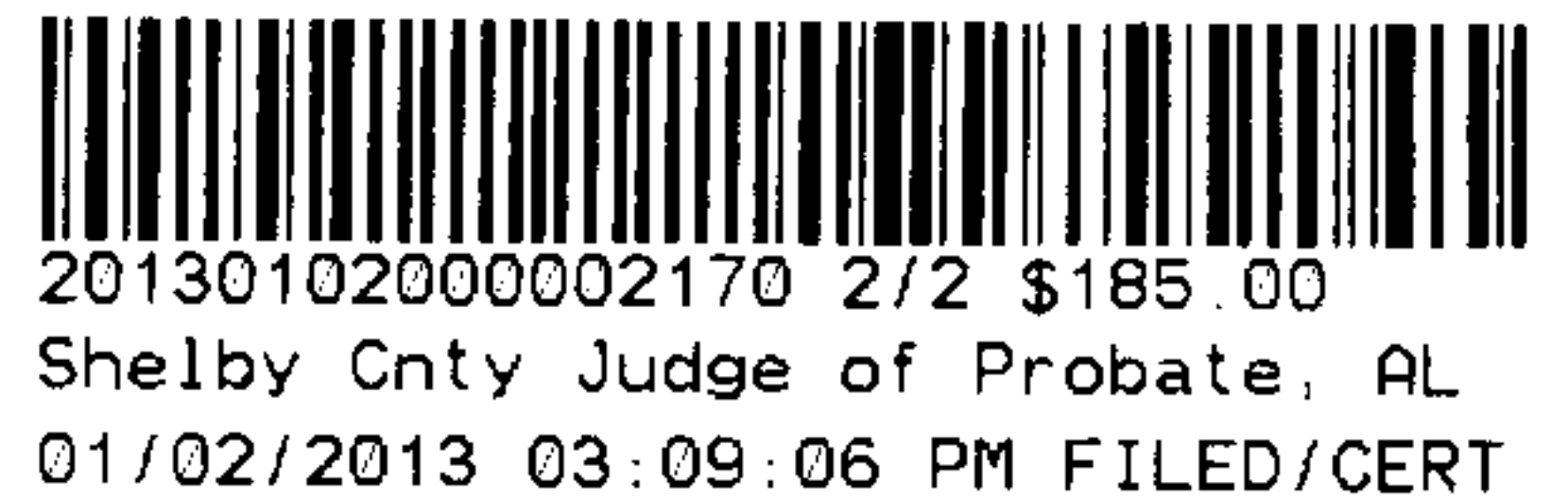
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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, i



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 Suzanne L. Dailey

Unattested

Sign * Suzanne L. Dailey
(Grantor/Grantee/Owner/Agent) circle one

(verified by)