

011-657337

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Brittney Mims Flowers
101 Weeping Circle
Wilsonville, AL 35186

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 Ten Thousand and No/100 Dollars (\$110,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Brittney Mims Flowers, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 1, according to the survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B & 137C, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 12-28-12

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 11, 2012 and recorded on June 12, 2012 in Deed Book 2012 Page 208020.

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 August 1, 2012 and recorded on September 11, 2012 in Deed Book 2012 Page 344830.

TO HAVE AND TO HOLD to the said Brittney Mims Flowers, 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 26 day of Dec, 2012.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By PEMCO, Management and Marketing
Contractor for HUD-State of Alabama
By: Tanna Ware
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Clayton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Tanna Ware, 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 _____, 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 26th day of Dec, 2012.

Suki Williams
NOTARY PUBLIC
My Commission Expires: 6/20/16

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

SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016

Grantor's Name US Dept of HUD
 Mailing Address 40 Marietta St NW
Atlanta GA
30303

Grantee's Name Brittney Mims Flowers
 Mailing Address 101 Weeping Cir
Wilsonville AR
35186

Property Address 101 Weeping Cir
Wilsonville AR
35186

Date of Sale 12/08/12
 Total Purchase Price \$ 110,000.00

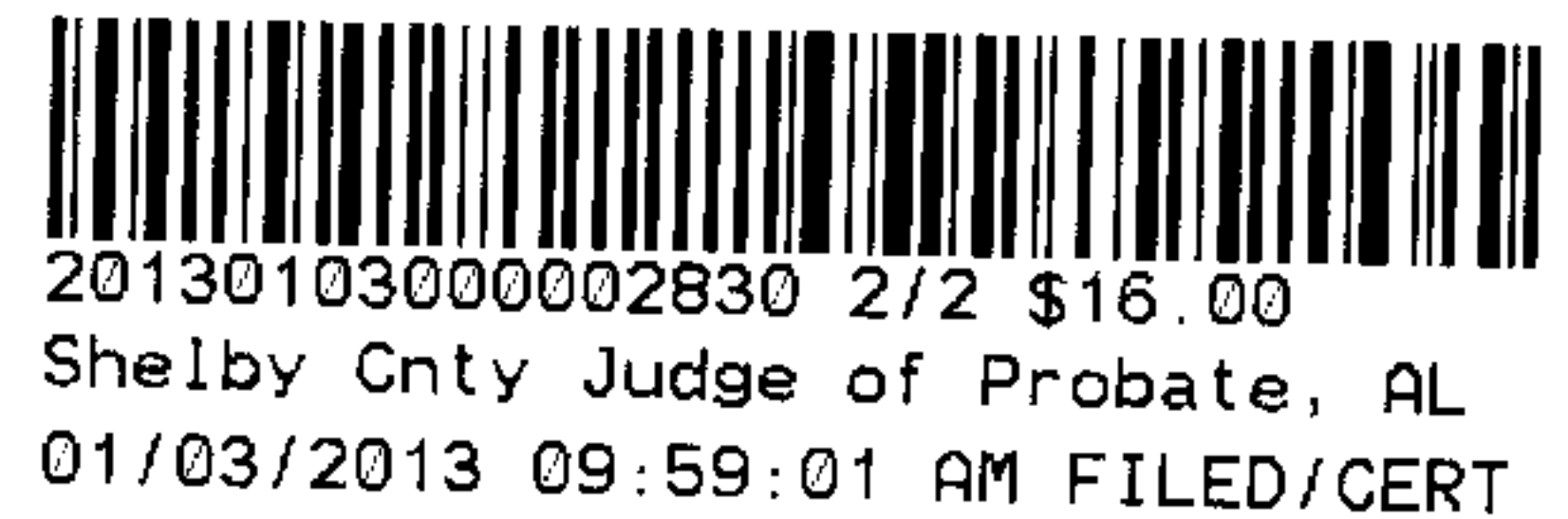
or
 Actual Value \$ _____

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 r

☐ 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 _____

Print Brittney Mims Flowers

Unattested _____

Sign Brittney Mims Flowers
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)