

011-643526

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Christopher Borgosz
138 Grove Hill Drive
Alabaster, AL 35007

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 Twenty Five Thousand and One Hundred Twenty Nine No/100 Dollars (\$125,129.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Christopher Borgosz**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 45, According to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Office of the Judge of Probate of Shelby County, Alabama

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1-17-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 16, 2012 and recorded on October 18, 2012 in Instrument # 20121018000401730.

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 November 9, 2012 in Instrument # 20121109000432950.

TO HAVE AND TO HOLD to the said **Christopher Borgosz**, 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 17 day of January, 2013.

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
HUD Delegated Authority

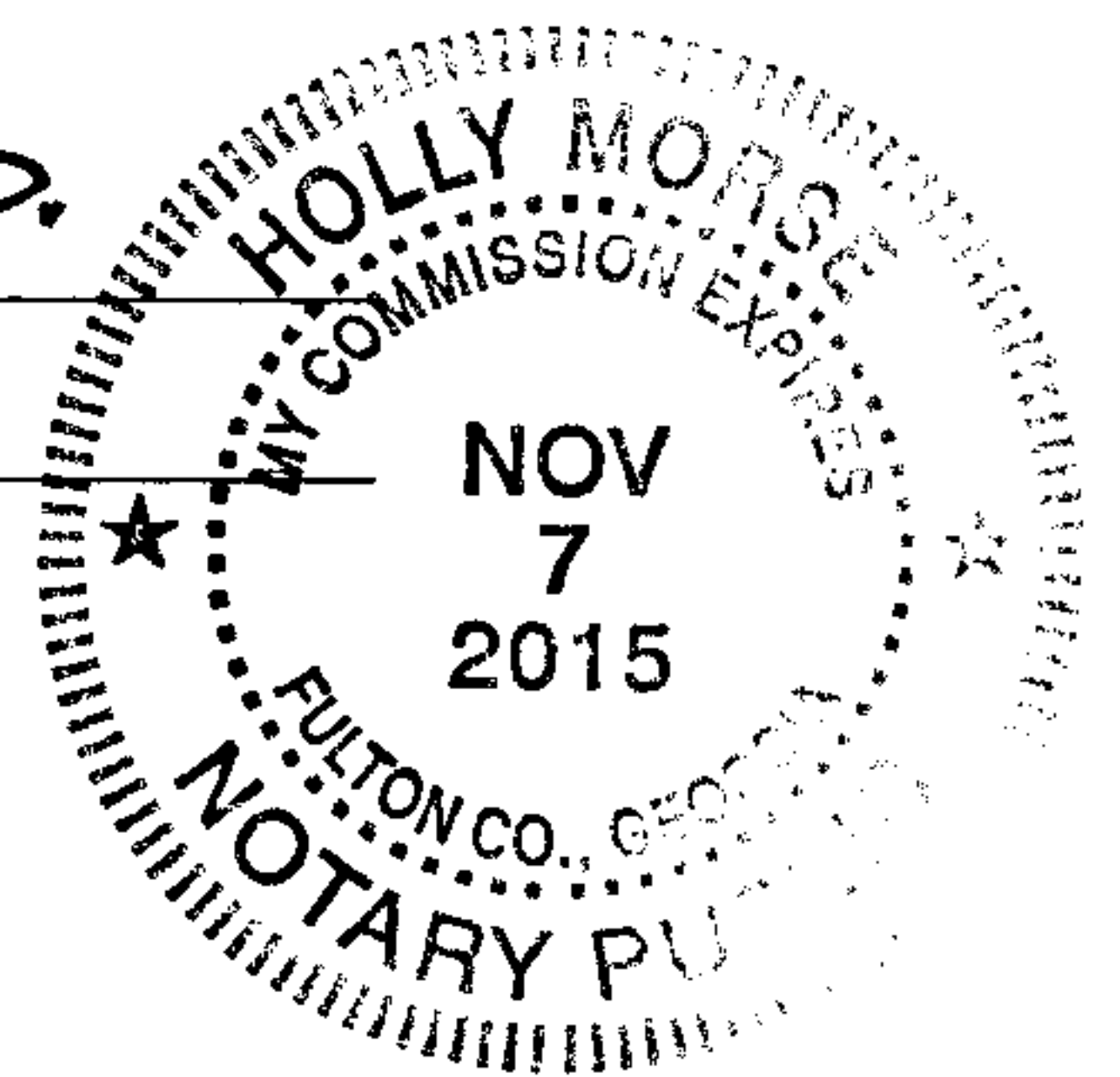
STATE OF GEORGIA
COUNTY OF Fulton

I, 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 January 17, 2013, 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 17 day of January 2013.

Holly Morse
NOTARY PUBLIC
My Commission Expires: NOV 7 2015

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



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 Christopher Borgosz
Mailing Address 138 Grove Hill Dr
Alabaster, AL
35007

Property Address 138 Grove Hill Dr
Alabaster, AL
35007

Date of Sale 1/17/13
Total Purchase Price \$ 125,129.00
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 ☐ 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 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 1/17/13

Print Christopher Borgosz
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)

20130118000025460 2/2 \$140.50
Shelby Cnty Judge of Probate, AL
01/18/2013 11:03:03 AM FILED/CERT