

INVESTOR NUMBER: 011-5634356 703

20130205000050940 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/05/2013 02:03:47 PM FILED/CERT

MidFirst Bank CM #: 272133

MORTGAGOR(S): DAVID M GREGG AND BRITTANY M GREGG

Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Michaelson, Connor & Boul  
4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Midfirst Bank**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 43, According to the Survey of Hidden Creek Townhomes,  
Phase II, as recorded in Map Book 28, Page 37, in the Probate  
Office of Shelby County, Alabama.


TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

\*272133\* \*SWD\* \*Y

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 17<sup>th</sup> day of January, 201<sup>3</sup>.

**MIDFIRST BANK**

By: 

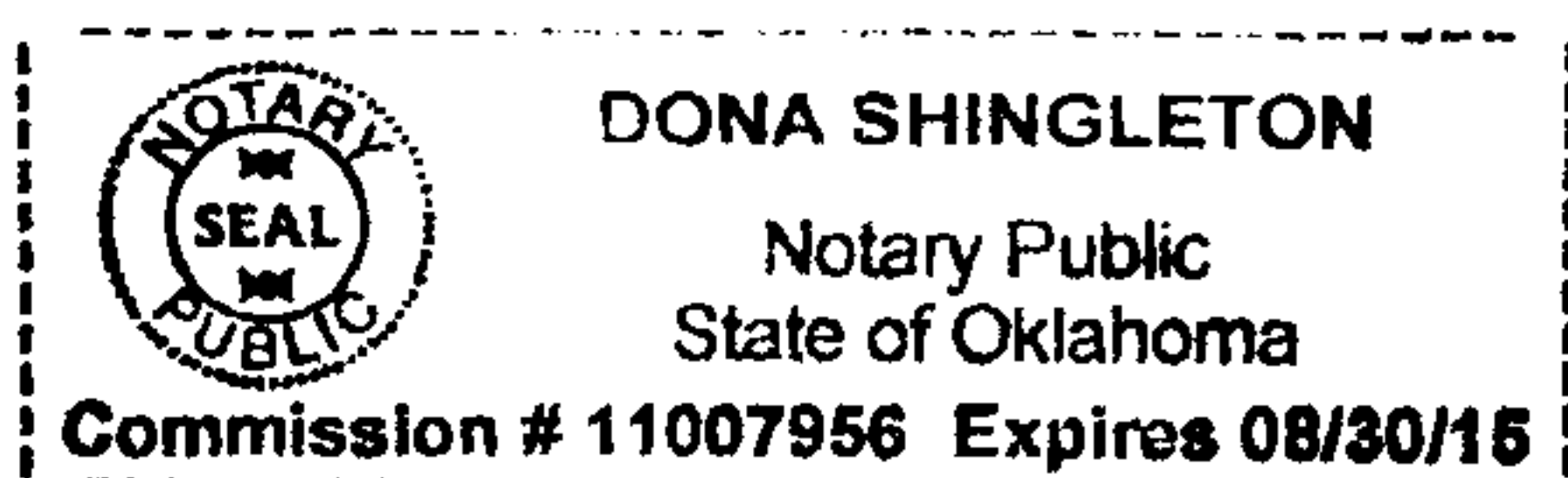
Its: Cody Risner  
Vice President  
MidFirst Bank

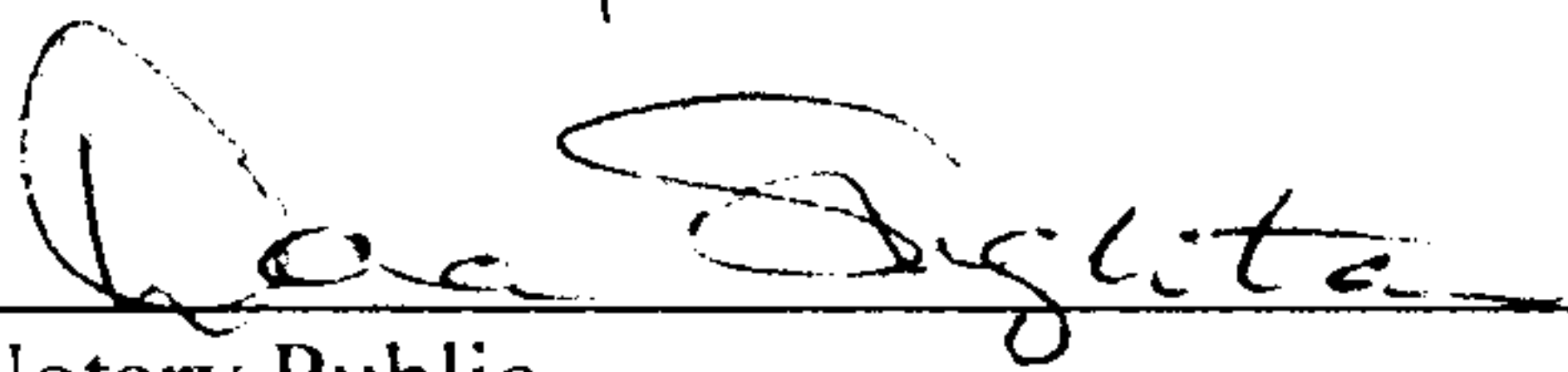
STATE OF Oklahoma )

COUNTY OF Oklahoma )

I, DONA SHINGLETON, a Notary Public in and for said County in said State, hereby certify that Cody Risner, whose name as Vice President of Midfirst Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Cody Risner, and with full authority, executed the same voluntarily for and as the act of said Vice President.

Given under my hand this the 17<sup>th</sup> day of January, 201<sup>3</sup>.



  
Notary Public

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

Andy Saag  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

\*272133\* \*SWD\* \*Y



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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Midfirst Bank</u> <u>c/o MidFirst Bank</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>999 NW Grand Blvd. Ste 100</u> <u>Oklahoma City, OK 73118</u>	Mailing Address	<u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u>
Property Address	<u>156 Hidden Creek Cove</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>01/17/2013</u>
		Total Purchase Price	<u>\$135,863.07</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Deed
<input type="checkbox"/> 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 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 1/31/2013

☐ Unattested

(verified by)

Print Derick Hunt, title specialist

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1