

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

20130225000077430 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/25/2013 11:26:51 AM FILED/CERT

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Alabama Housing Finance Authority (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 204, according to the Survey of Savannah Pointe, Sector II, Phase II, as recorded in Map Book 27, Page 103, in the Probate Office of Shelby County, Alabama.

This Conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Alabama Housing Finance Authority, has caused this conveyance to be executed in its name by its undersigned officer, this 22 day of January, 2013.

ALABAMA HOUSING FINANCE
AUTHORITY

BY: Gregory E. Beavers
ITS: Servicing Manager

STATE OF ALABAMA)
:
COUNTY OF MONTGOMERY)

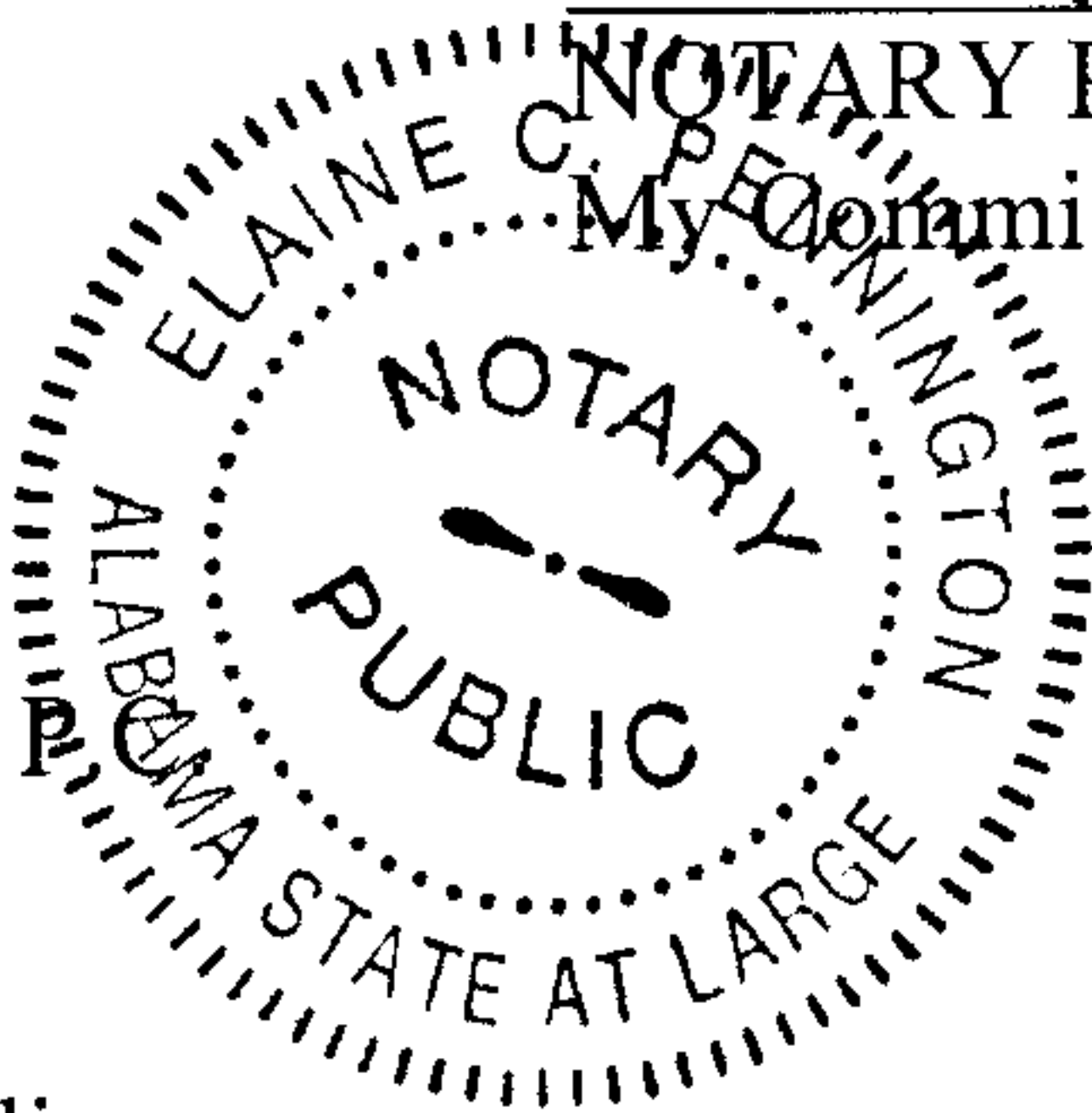
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gregory E. Beavers whose name as Servicing Manager of Alabama Housing Finance Authority is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 22 day of January, 2013.

Elaine C. Pennington
NOTARY PUBLIC

My Commission Expires: 03/16/15

This instrument prepared by:
Bowdy J. Brown, Esq.
Sasser, Sefton, Brown, Tipton & Davis, P.C.
Post Office Box 242127
Montgomery, Alabama 36124-2127
Our File No.: 49696.96 Nikisha K. Williams



FOR AD VALOREM TAX PURPOSES: Secretary of Housing and Urban Development, 950 22nd Street N., Suite 900, Birmingham, Alabama 35203.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address
Alabama Housing Finance Authority
Post Office Box 242928
Montgomery, AL 36124-2928
(334) 244-9200

Grantee's Name
Mailing Address
Secretary of Housing and
Urban Development (HUD)
950 22nd Street N., Suite 900
Birmingham, Alabama 35203

Property Address
813 Savannah Ln.
Calera, AL 35040

Date of Sale
2-21-13
Total Purchase Price \$ 166,435.19



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or
Actual Value \$ X

or
Assessor's Market Value \$ X

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 FORECLOSURE SALE -- TAX EXEMPT -- GOVT AGENCY

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 2-21-13

Unattested

JCB

(verified by)

Print Alabama Housing Finance Authority

Sign

Bowdy J. Brown, Esq.

Sasser, Sefton, Brown, Tipton & Davis, P.C.

Post Office Box 242127

Montgomery, AL 36124-2127

Agent circle one

Form RT-1