20130514000198900 1/2 \$111.00 Shelby Cnty Judge of Probate: AL 05/14/2013 10:49:45 AM FILED/CERT

011-431080

SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY PROPERTY ADDRESS: Rigoberto Jimenez 1405 Colonial Way 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 Ninety Six Thousand and No/100 Dollars (\$96,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Rigoberto Jimenez, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 78, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A&B, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 19, 2012 and recorded on July 27, 2012 in Deed Book 2012 Page 271730.

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 December 21, 2012 and recorded on February 12, 2013 in Deed Book 2013 Page 61080.

TO HAVE AND TO HOLD to the said Rigoberto Jimenez, 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 _____ day of ______, 20_____.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
By PEMCO, Management and Marketing
Contractor for HUD-State of Alabama

Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF

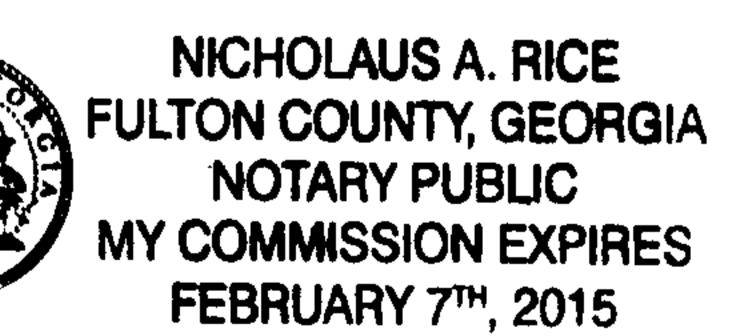
I undersigned, a Notary Public in and for said County in said State, do hereby certify that who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date _________, 2013, 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 _____ day of

NOTARY PUBLIC
My Commission Expires

My Commission Expires:

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



Real Estate Sales Validation Form

This D	ocument must be filed in accor	rdance	with Code of Alaba	ama 197	75, Section 40-22-1
Grantor's Name	US Dept of HUD	_			Ropherto Dimenez
Mailing Address	40 Marietta Street NW	-	Mailing Ad	dress	1425 (donial way
	Atlanta, GA 30303	-		•	C10095+25 16
	<u> </u>	-		-	
Property Address	1405 (donial luc Oronaster M	ل ر	Date of Total Purchase F	f Sale	5/10/13
				Price	\$ 96,000.00
	35057	-	Or A -41 \ / -12		Φ
		-	Actual Value or	•	Φ
		A٤	sessor's Market	Value	\$
The purchase price evidence: (check or Bill of Sale X Sales Contract	or actual value claimed on ne) (Recordation of docum	this fo	rm can be verified of evidence is not Appraisal Other	ed in the require	ne following documentary ed)
Closing Staten					
If the conveyance of above, the filing of	locument presented for reco	ordatio			quired information referenced
		Instr	uctions		
	d mailing address - provide ir current mailing address.	the na	me of the perso	Shelby	4000198900 2/2 \$111.00 Cnty Judge of Probate, AL 2013 10:49:45 AM FILED/CERT
Grantee's name and to property is being	d mailing address - provide conveyed.	the na	ame of the perso	on or pe	ersons to whom interest
Property address -	the physical address of the	prope	rty being convey	ed, if a	available.
Date of Sale - the	date on which interest to the	; prop	erty was conveye	ed.	
Total purchase pride being conveyed by	e - the total amount paid for the instrument offered for re	r the pecord	ourchase of the p	propert	y, both real and personal,
conveyed by the in licensed appraiser	strument offered for record. or the assessor's current managed	This arket	may be evidence value.	ed by a	y, both real and personal, being in appraisal conducted by a
excluding current usesponsibility of value of pursuant to Code of	of Alabama 1975 § 40-22-1	y as d ax pur (h).	etermined by the poses will be use	ed and	official charged with the the taxpayer will be penalized
accurate. I further	of my knowledge and belie understand that any false st ated in <u>Code of Alabama 19</u>	tateme	ents claimed on t	contain this for	ed in this document is true and may result in the imposition
Date		Prin	t Rigobert	0	inerez
		Sigr	Rindanta		11 0 11 0 1 -
Unattested	(verified by)	0191	(Grantor	rante	ee/Owner/Agent) circle one

Form RT-1