

**INVESTOR NUMBER: 0115245201703** 

PNC Mortgage, a division of PNC Bank, National Association CM #: 229175

MORTGAGOR(S): GEORGE MUHIA

THIS INSTRUMENT PREPARED BY:
Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA

)
COUNTY OF SHELBY
)

## SPECIAL WARRANTY DEED

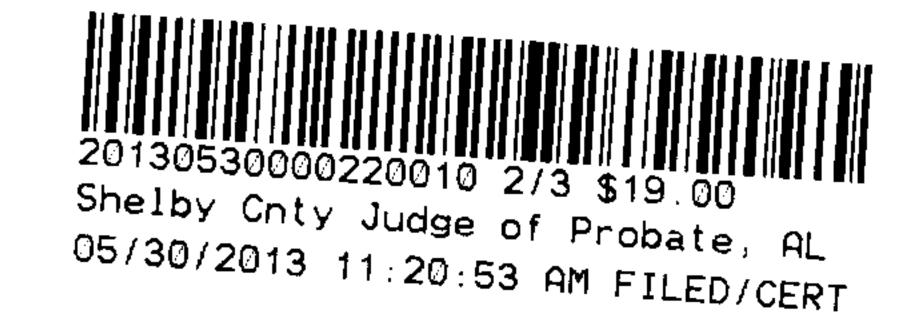
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, PNC Bank National Association, does hereby grant, bargain, sell, and convey unto Grantee, The Secretary of Housing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

Lot 28, according to the survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19 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.

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.

	PNC BANK NATIONAL ASSOCIATION	
	By: 14 uther Williamsm	
	Its: Hather Williamson Authorized Signer	
STATE OF <u>Ohio</u>	)	
COUNTY OF Montgomery		
Association, is signed to the foregoing content before me on this day that, being informed Authorized Signer, and with full authorities and Authorized Signer.	name as <u>Authorized Signer</u> of PNC Bank National onveyance, and who is known to me, acknowledged of the contents of the conveyance, he/she, as such ey, executed the same voluntarily for and as the act of	
Given under my hand this the 4th day of	November, 2011.	
	Chaines d. Mester Notary Public	
	My Commission Expires: <u>June</u> 29, 2016	
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	SHAYNEA L. MESTER, Notary Public In and for the State of Ohio My Commission Expires June 29, 2016	



## Real Estate Sales Validation Form

T	his Document must be filed in accord	lance with Code of Alabama 1975,	
Grantor's Name	PNC Bank National Association successor by merger to National City Mortgage Co. dba Commonwealth Mid-Atlantic Mortgage c/o PNC Mortgage, a division of	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	PNC Bank, National Association 3232 Newmark Drive Miamisburg, OH 45342	Mailing Address	4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108-183
Property Address	117 Canyon PI Pelham, AL 35124	Date of Sale	11/04/2011
	<del></del>	Total Purchase Price	\$100,522.82
		or Actual Value	\$
		or Assessor's Market Value	\$
Sales Contract Closing Statemer  If the conveyance doc this form is not require	t cument presented for recordation co	er Foreclosure Deed  ntains all of the required informa	tion referenced above, the filing of
Grantee's name and reconveyed.  Property address — the Date of Sale — the data Total purchase price instrument offered for Actual value — if the prinstrument offered for current market value.  If no proof is provided valuation, of the proper purposes will be used	nailing address – provide the name ass. mailing address – provide the name e physical address of the property be te on which interest to the property v - the total amount paid for the purch	of the person or persons to who eing conveyed, if available, was conveyed, ase of the property, both real and alue of the property, both real and an appraisal conducted by a lice the current estimate of fair mark all charged with the responsibility pursuant to Code of Alabama 19	m interest to property is being of personal, being conveyed by the dipersonal, being conveyed by the ensed appraiser or the assessor's set value, excluding current use of valuing property for property tax 175 § 40-22-1 (h).
	alse statements claimed on this form		
Date <u>5/28/2013</u>		Print Derick Hunt, title specialis	<u>t</u>
Unattested	(verified by)	Sign(Grantor/Grantee/C	Dwner(Agent) circle one

