



20130722000297790 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
07/22/2013 01:34:28 PM FILED/CERT

011-537427

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Jamesy Sue Williams  
608 King Valley Circle  
Pelham, AL 35124

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 Sixty Nine Thousand One Hundred Fifteen No/100 Dollars (\$69,115.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Jamesy Sue Williams, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South Quarter-Quarter line, 535.83 feet; thence turn right 88 degrees 20 minutes 19 seconds and run North 514.36 feet; thence turn right 57 degrees 52 minutes 00 seconds and run Northeast 151.64 feet to the Point of Beginning; thence continue last course 155.04 feet; thence turn right 100 degrees 14 minutes 00 seconds and run Southeast 172.77 feet to a point on the North right of way of King Valley Circle; thence turn right 98 degrees 49 minutes 00 seconds and run Southwest 44.43 feet to the Point of a counterclockwise curve having a radius of 124.89 feet and a delta angle of 27 degrees 39 minutes 00 seconds; thence run along the arc of said curve and right of way 60.27 feet; thence turn right 90 degrees 00 minutes 00 seconds from tangent and run Northwest 152.06 feet to the Point of Beginning; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-18-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 15, 2012 and recorded on August 22, 2012 in Deed Book 2012 Page 314050.

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 August 22, 2012 and recorded on May 1, 2013 in Deed Book 2013 Page 177080.

TO HAVE AND TO HOLD to the said Jamesy Sue Williams, 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 12 day of July, 2013.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

By HomeTelos LP

HomeTelos LP, a Limited Liability Partnership  
Contractor for C-OPC-23637

For HUD by: [Signature]  
Ron Hutchinson, Senior Project Manager

HUD Delegated Authority

STATE OF TENNESSEE  
COUNTY OF Davidson

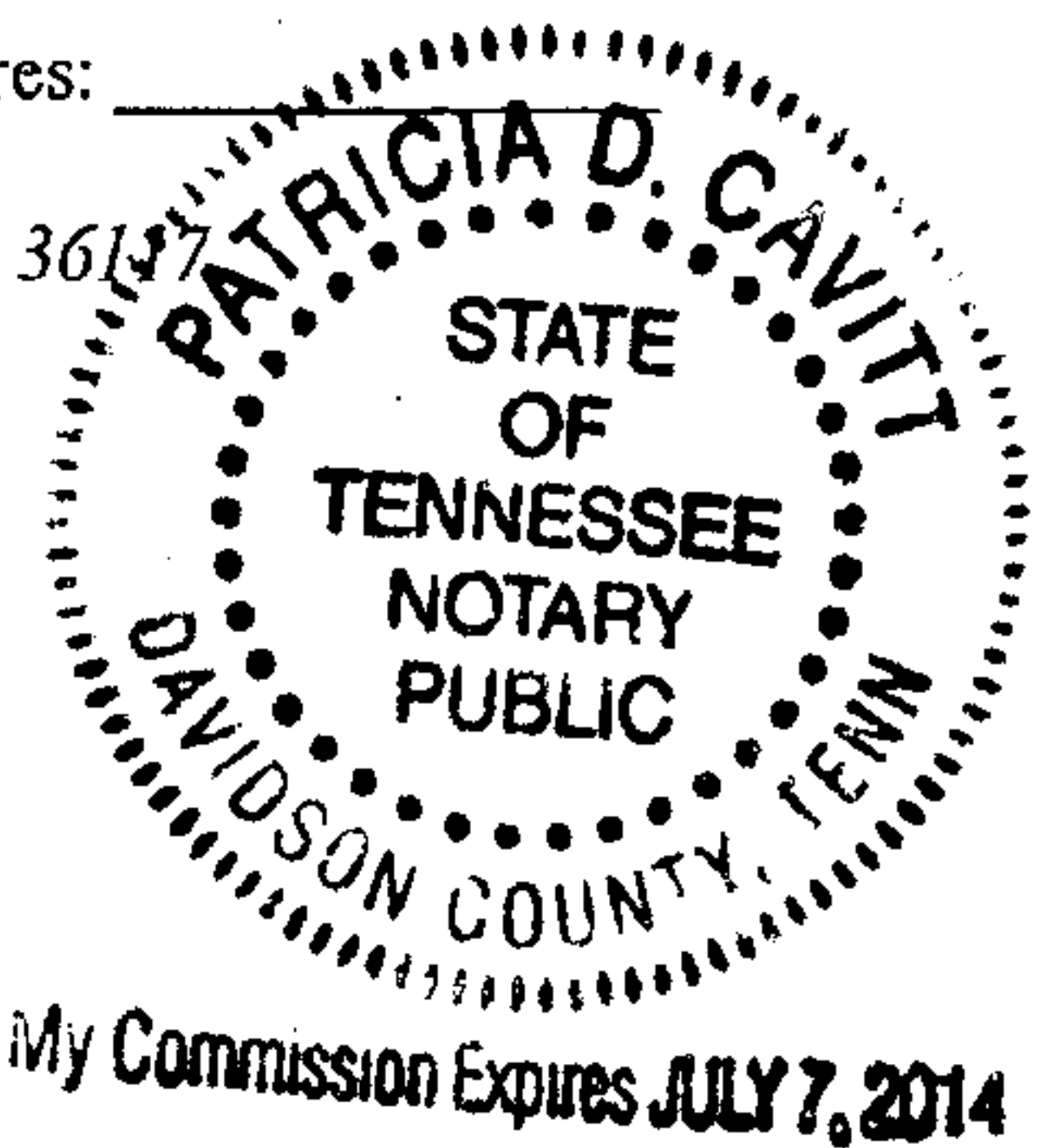
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that RON HUTCHISON, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date July 12, 2013 by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice 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 12 day of July, 2013.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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

Shelby County, AL 07/22/2013  
State of Alabama  
Deed Tax: \$6.50





# 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.S. Dept. of HUD  
Mailing Address 40 Homewood  
1283 Murfreesboro Pike, Ste 200  
Nashville, Tenn. 37217

Grantee's Name Jamesy Sue Williams  
Mailing Address 608 King Valley Circle  
Pelham, AL 35124

Property Address 608 King Valley Circle  
Pelham, AL 35124

Date of Sale 7/18/13

Total Purchase Price \$ 69,115.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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



20130722000297790 2/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
07/22/2013 01:34:28 PM FILED/CERT

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 \_\_\_\_\_

Print Jamesy Sue Williams

☐ Unattested

Sign Jamesy Sue Williams

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1