011-563451

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA
COUNTY OF Shelby
PROPERTY ADDRESS:
Wei Kong and Zhen Dou
417 Meriweather Lane
Calera, AL 35040

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 Fifty Six Thousand and One Hundred No/100 Dollars ($56,100.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Wei Kong and Zhen Dou**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 10, according to the Survey of Meriweather, Sector 1, as recorded in Map Book 24, Page 46, in the Probate Office of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** August 23, 2013

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated November 20, 2012 and recorded on November 27, 2012 in Deed Book 2012 Page 451550.

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 1, 2012 and recorded on May 29, 2013 in Deed Book 2013 Page 218840.

**TO HAVE AND TO HOLD** to the said **Wei Kong and Zhen Dou**, 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 16 day of August, 20 13.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for ~~HUD~~ State of Alabama
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637

For HUD by: By: _____
Ron Hutchison, ~~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 August 16, 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 16 day of August, 2013.

NOTARY PUBLIC
My Commission Expires: _____

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

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2016

20130905000361450 1/2 $73.50
Shelby Cnty Judge of Probate, AL
09/05/2013 12:56:58 PM FILED/CERT

Shelby County, AL 09/05/2013
State of Alabama
Deed Tax:$56.50

# Real Estate Sales Validation Form

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

Grantor's Name US Dept of HUD
Mailing Address 40 Marietta Street NW
Atlanta, GA 30303

Grantee's Name Wei Kong and
Mailing Address 3312 Park Ln Dr
Hoover, AL 35226

Property Address 417 Meriweather Ln
Calera, AL 35040

Date of Sale August 23, 2013
Total Purchase Price $ 56,100.00
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
X Sales Contract
____ Closing Statement
____ Appraisal
____ Other _____

20130905000361450 2/2 $73.50
Shelby Cnty Judge of Probate, AL
09/05/2013 12:56:58 PM FILED/CERT

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 _____ Print Anthony Metcalfe

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**