

011-671618

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Melinda Leigh Bearden
7531 Spencer Lane
Helena, AL 35080

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 Thousand One Hundred and No/100 Dollars (\$60,100.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Melinda Leigh Bearden, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 16A, according to the Resurvey of Lots 7-26 Wyndham Townhomes as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-8-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 1, 2013 and recorded on July 8, 2013 in Deed Book 2013 Page 276580.

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 June 27, 2013 and recorded on August 9, 2013 in Deed Book 2013 Page 324830.

TO HAVE AND TO HOLD to the said Melinda Leigh Bearden, 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 3 day of Oct, 2013.

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

By: Camilla Love

Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

Camilla Love undersigned, a Notary Public in and for said County in said State, do hereby certify that Camilla Love, 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 Oct 3, 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 3 day of Oct, 2013.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/7/2015

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



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

20131010000406620 1/2 \$77.50
Shelby Cnty Judge of Probate, AL
10/10/2013 10:46:13 AM FILED/CERT

Shelby County, AL 10/10/2013
State of Alabama
Deed Tax: \$60.50

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 Meritt St NW
Atlanta GA
30303

Grantee's Name Mehinda Leigh Borden
Mailing Address 7531 Spencer Ln
Helena AL
35880

Property Address 7531 Spencer Ln
Helena AL
35880

Date of Sale 10/8/13
Total Purchase Price \$ 60,100.00
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
☒ 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, 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 Mehinda Leigh Borden

Unattested _____

Sign Mehinda Leigh Borden

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20131010000406620 2/2 \$77.50
Shelby Cnty Judge of Probate, AL
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Form RT-1