

011-561550

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Tompouce, LLC
47 Dora Lane
Vincent, AL 35178

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 Twenty-Three Thousand Five Hundred Four Dollars and 36/100 Dollars (\$23504.36), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Tompouce, LLC, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

From the Northwest Corner of the Southeast Quarter-Northeast Quarter of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed thence South 1 Degree 52 Minutes 22 Seconds West, along the West boundary of said Southeast Quarter-Northeast Quarter for a distance of 370.27 feet to the point of beginning of herein described parcel of land; thence from said Point of Beginning, proceed thence South 81 Degrees 17 Minutes 03 Seconds East, 228.33 feet; thence South 6 Degrees 32 Minutes 45 Seconds West, 216.08 feet; thence North 81 Degrees 17 Minutes 03 Seconds West, parallel to the North boundary of herein described parcel of land for a distance of 210.60 feet to a point on the West boundary of the aforementioned Southeast Quarter-Northeast Quarter; thence North 1 Degree 52 Minutes 22 Seconds East, along the West boundary of said Southeast Quarter-Northeast Quarter for 217.48 feet back to the Point of Beginning, containing 1.00 acre, more or less.

Also for access to the above described parcel of land an easement being 15 feet wide and 7.50 feet each side of the following described centerline to wit: From the Northwest Corner of the Southeast Quarter-Northeast Quarter of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed thence South 1 Degree 52 Minutes 22 Seconds West, along the West boundary of said Southeast Quarter-Northeast Quarter for a distance of 370.27 feet; thence South 81 Degrees 17 Minutes 03 Seconds East 228.33 feet; thence South 6 Degrees 32 Minutes 45 Seconds West, 216.08 feet; thence North 81 Degrees 17 Minutes 03 Seconds West, 12.36 feet to a point in the center of an existing dirt drive, said point being the Point of Beginning of herein described 15 foot easement; thence from said Point of Beginning proceed along the centerline of said easement the following courses; thence South 0 Degrees 25 Minutes 09 Seconds East, 52.83 feet; thence South 11 Degrees 18 Minutes 38 Seconds East 57.80 feet; thence South 1 Degree 30 Minutes 25 Seconds West, 87.31 feet; thence South 1 Degree 30 Minutes 25 Seconds West, 35.50 feet to a point in the center of McBrayer Drive (Right of way 30 feet), said point being the point of termination of herein described easement. The above described parcel of land and access easement are located in the West half of the Southeast Quarter-Northeast Quarter of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama and is a portion of that same property described by Deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 310, at Page 292.

Also, Permanently affixed to the real property is one mobile home described as A 2007 28X72 Cavalier manufactured home, model #08E5366L, comprised of two sections and bearing the serial numbers BC07AL0138022A & BC07AL0138022B.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 11-15-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 15, 2012 and recorded on October 19, 2012 in Instrument Number 20121018000400740.

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 October 23, 2012 and recorded on April 23, 2013 in Instrument Number 20130423000164880.

TO HAVE AND TO HOLD to the said Tompouce, LLC, 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 8 day of Nov, 2013.

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

By: [Signature]
Designated Signatory for PEMCO

Shelby County, AL 11/18/2013
State of Alabama
Deed Tax: \$24.00

STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Sasha Silvan, 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 Nov. 8, 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 8 day of Nov 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



20131118000452040 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
11/18/2013 03:21:00 PM FILED/CERT

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 Five Points Plaza
40 Marietta Street
Atlanta, GA 30303

Grantee's Name Tompson, LLC
Mailing Address 420 Noff Avenue Suite 200
Harrisonburg, VA 22801

Property Address 47 Dora Lane
Vincent, AL 35178

Date of Sale 11/15/13
Total Purchase Price \$ 23,504.36
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 ' to property is being conveyed.

Property address - the physical address of the property being conveyed, if

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 11/15/13

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one