

**THIS INSTRUMENT WAS PREPARED BY:**  
Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**  
Yongming Wang and Fuling Zeng  
1707 Columbiana Lane  
Vestavia, Alabama 35216

**FHA Case No. 011-700806**

**STATE OF ALABAMA                                }**  
**:**  
**COUNTY OF SHELBY                            }**                               **SPECIAL WARRANTY DEED**

Know all men by these presents, that for and in consideration of **Ninety Thousand and No/100 Dollars (\$90,000.00)** and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development**, (hereinafter referred to as “Grantor”) by **Yongming Wang and Fuling Zeng**, (hereinafter referred to as “Grantees”) the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, (the “Property”), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

**Lot 215, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.**

This conveyance is subject however, to the following:


- 1. Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
- 2. Mineral and mining rights not owned by Grantor.
- 3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.
- 4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
- 5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

Subject to outstanding statutory rights of redemption which run for a period of one year from the foreclosure date of May 3, 2013 as evidenced by that certain mortgage foreclosure deed recorded on May 8, 2013 under Instrument No. 20130508000190130 in said Probate Office.

“AS IS” and “WHERE IS”, with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

  
20131122000458110 1/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
11/22/2013 10:49:46 AM FILED/CERT

Shelby County, AL 11/22/2013  
State of Alabama  
Deed Tax: \$90.00

To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

Grantor shall not be liable to the Buyer for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantees and Grantees' heirs, successors and assigns, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 14 day of November, 2013.

**THE SECRETARY OF HOUSING  
and URBAN DEVELOPMENT**

By: [Signature]  
Printed Name: Holly Morse  
Its: \_\_\_\_\_

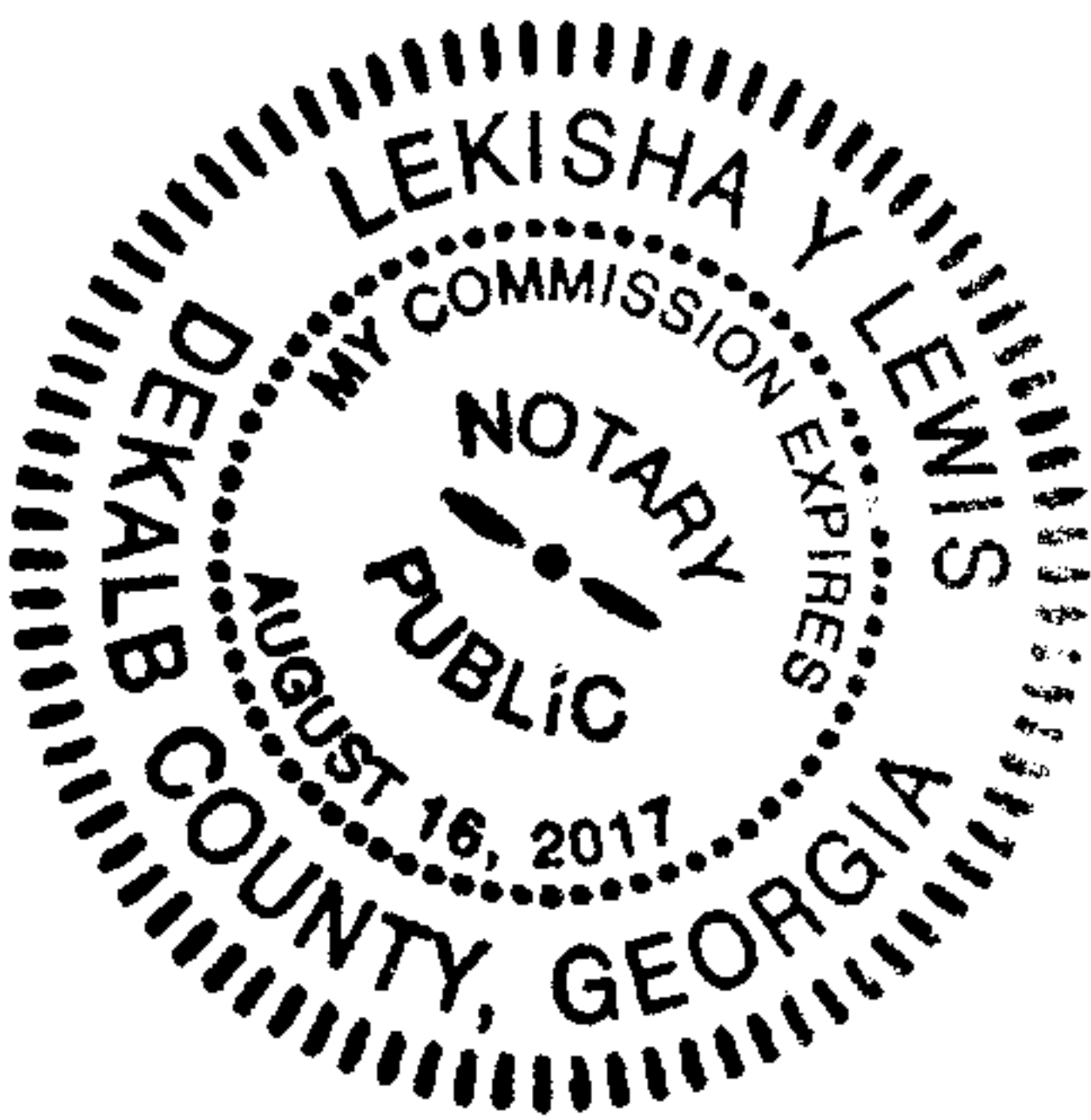
STATE OF Georgia }  
COUNTY OF Fulton }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Holly Morse, whose name as Designated Agent on behalf of The Secretary of Housing and Development, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 14 day of November, 2013.

[NOTARIAL SEAL]

[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_





# Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing and  
Mailing Address Urban Development  
40 Marietta St.  
Atlanta, GA 30303

Grantee's Name Yongming Wang  
Mailing Address Fuling Zeng  
1707 Columbiana Lane  
Vestavia, AL 35216

Property Address 111 Grant Circle  
Calera, AL 35040

Date of Sale November 14, 2013  
Total Purchase Price \$ 90,000.00

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 Clayton T. Sweeney, Closing Agent

☐ Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20131122000458110 3/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
11/22/2013 10:49:46 AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW