

Send tax notice to:
Tak Shing Chiu
1564 Haddon Drive
Hoover, AL 35226
File No. MTB1300416

Case No. 011-623029

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

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** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Eighty Thousand and 00/100 Dollars (\$80,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Tak Shing Chiu** (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 27, according to the Final Plat, Wynfield Parc, Phase Three, as recorded in Map Book 32, Page 37, in the Probate Office of Shelby County, Alabama.


THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 22, 2013

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 26, 2013 and recorded on April 04, 2013 in Instrument No. 20130404000139990.

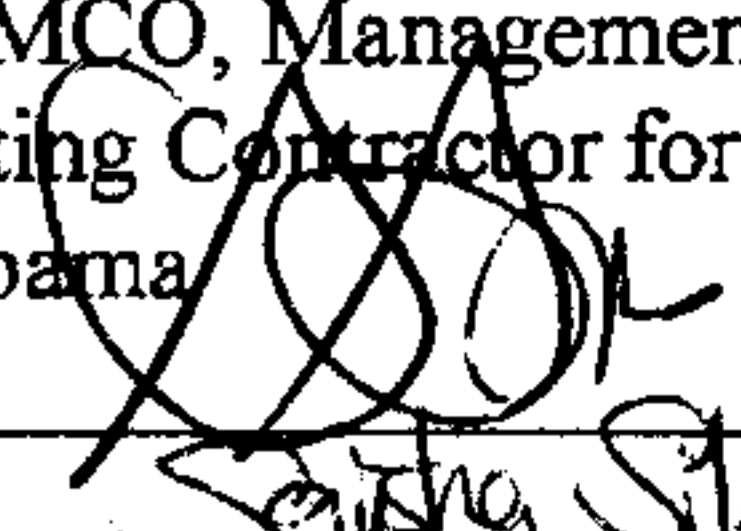
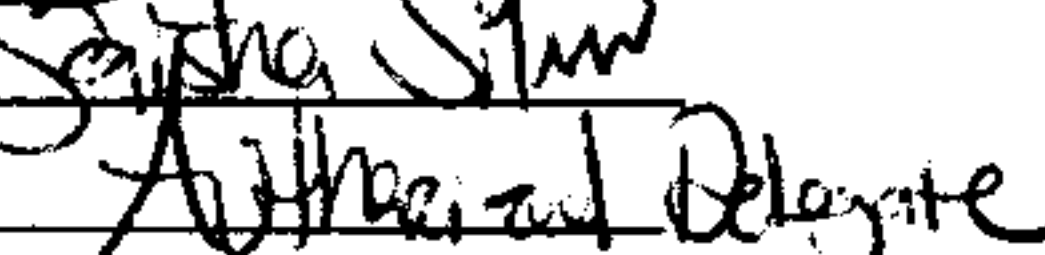
Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated April 02, 2013 and recorded on October 09, 2013 in Instrument No. 20131009000404990.

TO HAVE AND TO HOLD to the said Tak Shing Chiu, in fee simple, and to the heirs, together with every right of reversion. Grantors makes no warranty or covenant respecting the nature of equality 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 19 day of November, 2013.


20131127000464770 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
11/27/2013 01:25:46 PM FILED/CERT

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

By: 
Its: 

Shelby County, AL 11/27/2013
State of Alabama
Deed Tax: \$80.00

STATE OF AL
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Sally Silver, 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 11/19, 2013, by virtue of 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 the Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and seal this the 17 day of November, 2013.



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

NOTARY PUBLIC

Printed Name: Nicholas A. Rice

My Commission Expires: 2/7, 2015

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway Suite 645
Birmingham, AL 35243
S. Kent Stewart



20131127000464770 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
11/27/2013 01:25:46 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 The Secretary of Housing and
Mailing Address Urban Development
40 Marietta St NW, 5 Points Plaza
Atlanta, GA 30303

Grantee's Name Tak Shing Chiu
Mailing Address 1564 Haddon Drive
Hoover, AL 35226

Property Address 143 Shine Drive
Pelham, AL 35124

Date of Sale November 22, 2013
Total Purchase Price \$ 80,000.00

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 11/22/2013

Print By: Ashley Wehunt, as agent for Reli Settlement Solutions, LLC

Unattested

Sign 
(Grantor/Grantee/Owner/Agent) circle one

(verified hv)

20131127000464770 3/3 \$100.00
Shelby Cnty Judge of Probate, AL
11/27/2013 01:25:46 PM FILED/CERT

Form RT-1