

011- 615143

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
251 Ridge Road
Shelby AL 35143

20131213000479150 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
12/13/2013 10:36:47 AM FILED/CERT

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 Ninety Seven Thousand Seven Hundred and Seven Dollars and No/100 Dollars (\$97,707.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto MORTGAGE GUARANTEED INVESTMENTS, LLC, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Parcel A:

Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 1456.85 feet to a point; thence run South a distance of 1149.0 feet to the point of beginning of the Parcel being described; thence run South 64 degrees 19 minutes 06 seconds East a distance of 70.35 feet to a point; thence continue along the water line of said Lay Lake and run South 38 degrees 35 minutes 06 seconds East a distance of 34.09 feet to a point; thence continue along water line and run South 10 degrees 15 minutes 34 seconds East a distance of 47.94 feet to a point; thence run South 58 degrees 30 minutes 36 seconds East a distance of 15.0 feet to a point; thence run South 24 degrees 29 minutes 24 seconds West a distance of 193.35 feet to a point; thence turn South 11 degrees 17 minutes 36 seconds East a distance of 108.86 feet to a point on the North line of a public road; thence run South 55 degrees 55 minutes 17 seconds West a chord distance of 170.75 feet to the P.T. of a curve having a central angle of 45 degrees 34 minutes 13 seconds and a radius of 220.45 feet; thence run South 33 degrees 08 minutes 09 seconds West a distance of 40.67 feet to P.C. or a curve to the right having a central angle of 61 degrees 52 minutes 38 seconds and a radius of 94.91 feet; thence run South 64 degrees 04 minutes 34 seconds West a chord distance of 97.59 feet to a point; thence run North 19 degrees 48 minutes 16 seconds East a distance of 602.91 feet to the point of beginning, being situated in Shelby County, Alabama.

Parcel A:

Commence at the most Southerly corner of the Stanley Tract as recorded in Book 285, Page 361 in the office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 326.10 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 122.57 feet; thence 164 degrees 46" left and run Southwesterly for 29.65 feet; thence 19 degrees 58' 23" left and run Southwesterly for 94.28 feet to the point of beginning. According to the survey of Jerry C. Couch, LS#14719, dated May 20, 1992.

LESS & EXCEPT Parcel "B: heretofore conveyed to John Chilton Powell Jr. and wife, Kathleen B. Powell described as follows:

Parcel B:

Commence at the most Southerly corner of the Stanley Tract as recorded in Book 285, Page 361 in the Office of the Probate Judge of Shelby County, Alabama; thence run Northeasterly along the West line of said Stanley Tract for 483.26 feet to the point of beginning of the property described herein; thence continue Northeasterly along the last described course for 119.65 feet; thence 84 degrees 07'22" right and run Southeasterly for 7.98 feet; thence 92 degrees 03'20" right and run Southwesterly for 119.10 feet to the point of beginning. According to the survey of Jerry C. Couch, LS#14719, dated May 20, 1992.

Also conveyed is an Easement, in accordance with Instrument No. 1998-06378, as recorded in Probate Office of Shelby County, Alabama, upon and across the following described property:

The east half of Lot 1 of Stanley's Addition to Lay Lake as recorded in Map Book 22, Page 144, of the records of the Probate Judge of Shelby County, Alabama, being more particularly described as follows: Proceed down the North line of said Lot 1, a distance of 160 feet and proceed SEW to the set rebar, which is located between Curve 2 and Curve 3 on Ridge Road. Then proceed 140.06 feet to the NE corner of said Lot 1 and then proceed back to said point 160 feet along the back line.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

December 11, 2013

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 25, 2012 and recorded on July 23, 2013 in Deed Book 2013 Page 299590.

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 25, 2012 and recorded on July 23, 2013 in Deed Book 2013 Page 299590.

TO HAVE AND TO HOLD to the said Mortgage Guaranteed Investments, 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.

Shelby County, AL 12/13/2013
State of Alabama
Deed Tax: \$98.00

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 5 day of Dec, 2013.

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

By: [Signature]
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF Fulton

I, [Signature], a Notary Public in and for said County in said State, do hereby certify that [Signature], 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 December 5, 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 5 day of Dec, 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

20131213000479150 2/3 \$118.00
Shelby Cnty Judge of Probate, AL
12/13/2013 10:36:47 AM 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 40 Marietta Street NW
Atlanta, GA 30303

Grantee's Name Mortgage Guaranteed
Mailing Address 2900 Decker St SE 700
#312 Marietta, GA 30067

Property Address 251 Ridge Rd
Shelby, AL 35143

Date of Sale December 11, 2013
Total Purchase Price \$ 97,707.20

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20131213000479150 3/3 \$118.00
Shelby Cnty Judge of Probate, AL
12/13/2013 10:36:47 AM FILED/CERT

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 Metek

☐ Unattested

Sign Anthony Metek

(verified by)

(Grantor/Grantee/Owner/Agent) circle one