



20131226000490160 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/26/2013 07:59:14 AM FILED/CERT

011-571113

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
149 Cattail Ln  
Calera, AL 35040

**KNOW ALL MEN BY THESE PRESENTS**, that **Secretary of Housing and Urban Development**, for and in consideration of Sixty Nine Thousand Six Hundred Dollars and No/100 Dollars (\$69,600.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **William H. McGowen III as Trustee The Warrior Trust**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 45, according to the final plat of Shiloh Creek Sector One Plat as recorded in Map Book 38 Page 54 in the Office of the Judge of Probate of Shelby County, Alabama.**

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 12.19.13

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 13, 2013 and recorded on June 21, 2013 in Instrument #20130621000254280.

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 11, 2013 and recorded on August 2, 2013 in Instrument# 20130802000315140.

**TO HAVE AND TO HOLD** to the said **William H. McGowen III as Trustee The Warrior Trust**, 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 16 day of December 20 13.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By HomeTelos, LP  
AM Contractor for HUD

HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637

By: Bonnie Losurdo  
For HUD by: Bonnie Losurdo, Project Manager  
HUD Delegated Authority

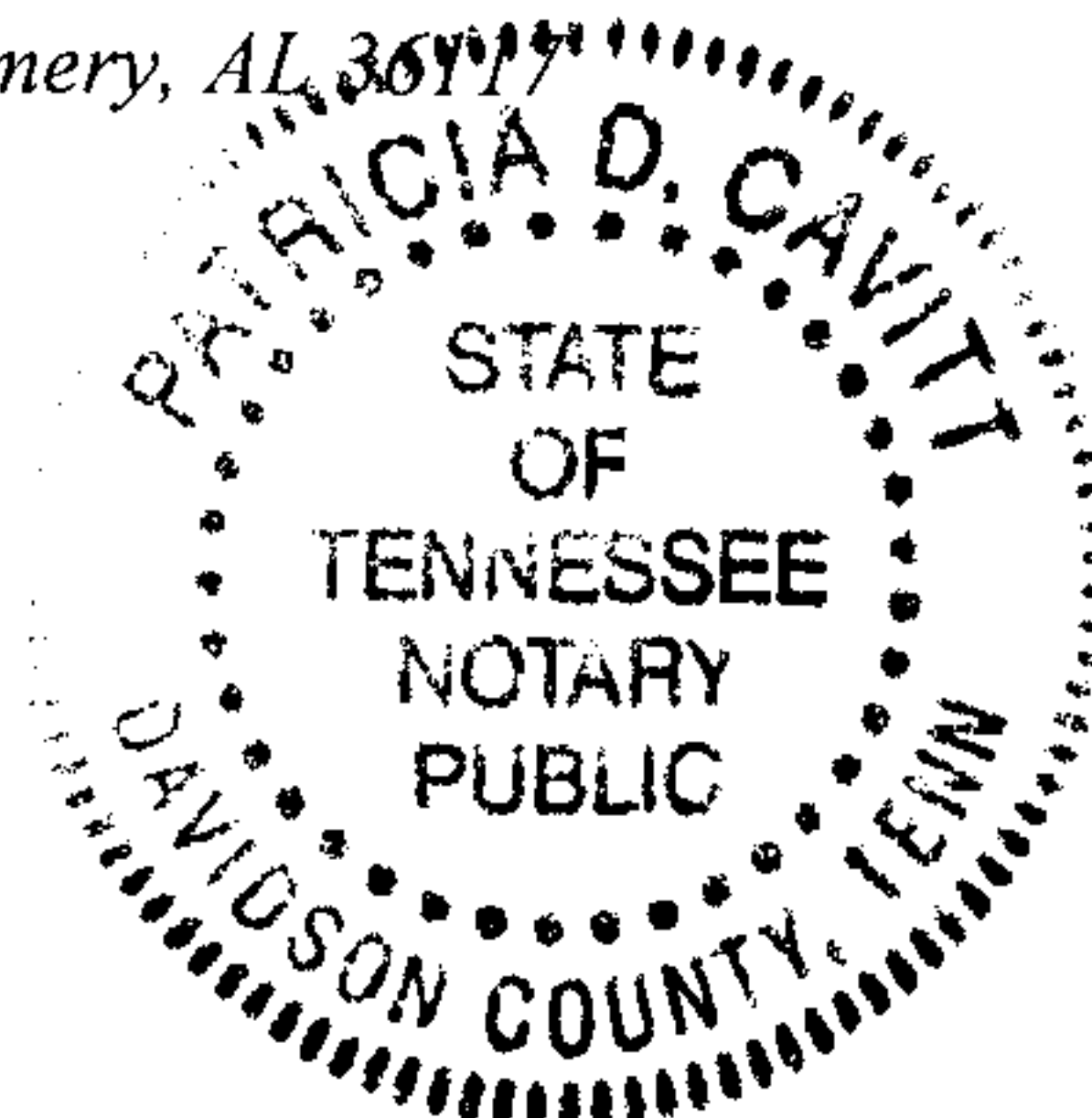
STATE OF TENNESSEE  
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that BONNIE LOSURDO, 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 19, 20 13, by virtue of the 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 Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 16 day of December 20 13.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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



My Commission Expires JULY 7, 2014



Grantor's Name US Dept of HUD  
Mailing Address 40 Marietta Street NW  
Atlanta, GA 30303

Grantee's Name The Warner Trust  
Mailing Address 4215 Cliff Rd  
Birmingham AL  
35222

Property Address 149 Cather Ln  
Calwa AL  
35040

Date of Sale 12/19/13  
Total Purchase Price \$ 69,600.00

or  
Actual Value \$

or  
Assessor's Market Value \$



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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 The Warner Trust

☐ Unattested  
(verified by)

Sign William J. M. Downer, Trustee  
(Grantor/Grantee/Owner/Agent) circle one