



20140103000002070 1/2 \$53.00
Shelby Cnty Judge of Probate, AL
01/03/2014 08:04:01 AM FILED/CERT

011- 581491

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
9444 Hwy 11
Chelsea, AL 35043

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 Thirty Six Thousand Dollars and No/100 Dollars (\$36,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **DANIEL LUNSFORD**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

A parcel of land containing half acre, more or less, and being a part of the Northwest quarter of Northeast quarter of Section 1, Township 20 South, Range 2 West, described as follows: Commence at the Northeast corner of said quarter-quarter Section and run West along the North quarter-quarter line 657.73 feet to an iron pin; thence turn left 90 degrees 09 minutes 04 seconds Southerly 181.7 feet, more or less, to the centerline of County Highway 11; thence continue last named course for 131.3 feet to the Point of Beginning of the subject lot, thence continue last named course for 150 feet; thence run North 82 degrees East 150.5 feet; thence run North parallel to the West line of the herein described subject lot for 150 feet; thence run South 82 degrees West 150.5 feet to the Point of Beginning also an easement for right of way road being 30 foot in width, and fully extending from the above described subject lot Northerly to the South right of way of County Highway 11 and centerline of said easement or right of way road being described as follows: from the Northwest corner of the above described subject lot run North 82 degrees East along the North line of same 15.15 feet to the Point of Beginning of said easement centerline description; thence run Northerly parallel to the West line of the aforementioned subject lot 90 feet, more or less, to the South right of way of County Highway 11 according to the survey of Roy H. Moore, Al Reg. LS No. 1858 dated June 29, 1986 revised on October 14, 1986. Being one and the same parcel described in mortgage recorded in Instrument No. 20080421000160460.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 12-30-13

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 25, 2012 and recorded on October 30, 2012 in Deed Book 2012 Page 416000.

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 November 12, 2012 and recorded on June 13, 2013 in Deed Book 2013 Page 242710.

TO HAVE AND TO HOLD to the said **Daniel Lunsford**, 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 23 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, undersigned, [Signature] 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 Dec 23, 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 23 day of Dec, 2013.

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$36.00

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

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

Grantee's Name Daniel Lunsford
Mailing Address 9444 Hwy 11
Chelsea AL
35043

Property Address 9444 Hwy 11
Chelsea AL
35043

Date of Sale 12/30/13
Total Purchase Price \$ 36000.00

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 ☐ 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 any.

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 Daniel Lunsford

Unattested _____

Sign Daniel Lunsford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

