

20140225000052040 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
02/25/2014 01:35:41 PM FILED/CERT

Reli Settlement Solutions, LLC
2850 Cahaba Road, Suite 110
Mountain Brook, Alabama 35223

Send tax notice to:
Tak Shing Chiu
1564 Haddon Drive
Hoover, AL 35226
File No. MTB1400009

MTB1400009

Case No. 011-620550

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Secretary of Housing and Urban Development of Washington, D.C.** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Eighty Three Thousand and 00/100 Dollars (\$83,000.00), 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 72, according to the final record plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, page 58A and 58B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants Conditions and Restrictions recorded in Instrument No.2000-9755, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

THIS DEED IS NOT TO BE IN EFFECT UNTIL: **FEB 21 2014**

\$62,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 23, 2013 and recorded on July 30, 2013 in Instrument No. 20130730000309970.

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 July 19, 2013 and recorded on November 08, 2013 in Instrument No. 20131108000441030.

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.

Shelby County, AL 02/25/2014
State of Alabama
Deed Tax: \$21.00

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 19 day of February, 2014.

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

By: [Signature]
Its: Authorized Delegate

STATE OF GA
COUNTY OF Gwinnett

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Sasha Solman, 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 19 Feb, 2014, 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 19 day of February, 2014.

[Signature]
NOTARY PUBLIC
Printed Name: Keyana Marshall
My Commission Expires:
7 / 25, 2016.

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

KEYANA MARSHALL
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016



20140225000052040 2/3 \$41.00
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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 Pts Plaza
Atlanta, GA 30303

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

Property Address 791 Reach Crest
Birmingham, AL 35242

Date of Sale February 21, 2014
Total Purchase Price \$ 83,000.00



20140225000052040 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
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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 02/21/2014

Print By: Cynthia Lynn Dodd, as agent for Reli Settlement Solutions

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1