



20140306000061580 1/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
03/06/2014 12:10:12 PM FILED/CERT

011-564474

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Li Chun Huang  
46 Hummingbird Close  
Montevallo, AL 35115

**KNOW ALL MEN BY THESE PRESENTS**, that **Secretary of Housing and Urban Development**, for and in consideration of Thirty Eight Thousand One Hundred Ninety Nine Dollars and No/100 Dollars (38,199.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **LI CHUN HUANG, INDIVIDUAL** in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Parcel 1:

Commence at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, and run East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 840 feet; thence turn right and run South 425.45 feet; thence run East 114.54 feet to the point of beginning; thence continue along last described course 114.46 feet; thence turn right 76 degrees 01 minutes and run Southeast 587.32 feet; thence turn right 96 degrees 53 minutes and run Southwest 604.34 feet; thence turn right 110 degrees 38 minutes and run North 431.36 feet; thence turn left 96 degrees 34 minutes and run West 383.56 feet to a point of intersection with the East right of way line of a 40-foot wide public road; thence North along said road 20 feet; thence turn right 96 degrees 34 minutes and run East 593.57 feet; thence turn left 90 degrees and run North 233.15 feet to the point of beginning.

Parcel 2:

Commence at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, and run East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 840 feet; thence turn right and run South 425.48 feet; thence run West along an existing fence line 72.59 feet; thence turn left 76 degrees 28 minutes and run South 231.87 feet to the point of beginning; thence turn right 83 degrees 26 minutes and run West 383.57 feet to a point on the East right of way line of a public road (Shelby County Highway 221); thence run left 85 degrees 26 minutes and run South along said road right of way 446.64 feet; thence turn left 97 degrees 11 minutes 30 seconds and run East 370.71 feet; thence turn left 80 degrees 48 minutes 30 seconds and run North 431.36 feet to the point of beginning.

Less and Except

Parcel 3:

Commence at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, and run East along the North line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  Section 840 feet; thence turn right and run South 425.48 feet to the point of beginning; thence turn right and run West along an existing fence line 72.59 feet; thence turn left 76 degrees 28 minutes and run South 211.87 feet; thence turn left 96 degrees 34 minutes and run East 210 feet; thence turn left 90 degrees and run North 233.15 feet; thence turn left 96 degrees 39 minutes and run West 114.54 feet to the point of beginning.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 2.26.14

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated FEBRUARY 6, 2012 and recorded on FEBRUARY 10, 2012 in Deed Book 2012 Page 51170.

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 18, 2013 and recorded on DECEMBER 17, 2013 in Deed Book 2013 Page 482990.

**TO HAVE AND TO HOLD** to the said **Li Chun Huang, INDIVIDUAL** 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 20<sup>th</sup> day of Feb, 20 14.

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

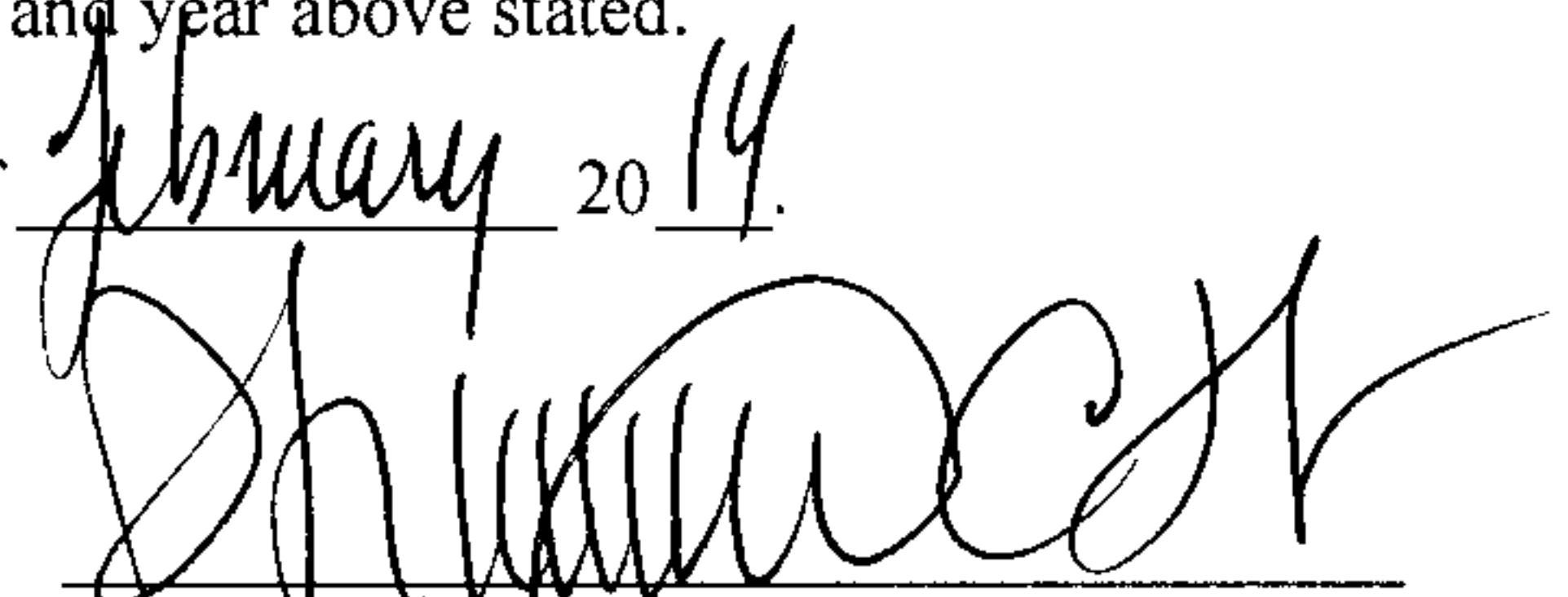
Shelby County, AL 03/06/2014  
State of Alabama  
Deed Tax: \$38.50

011 564474

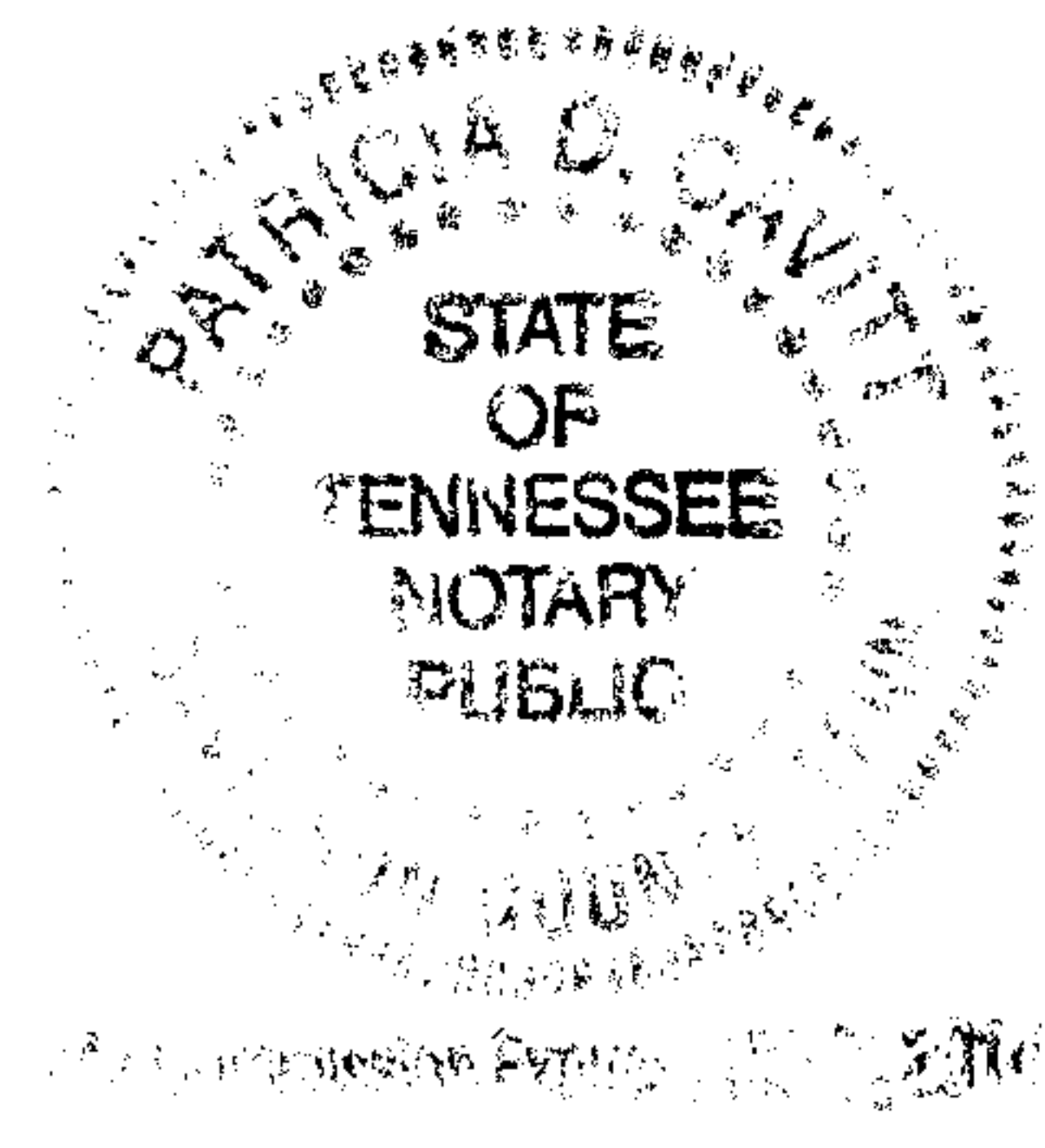
HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637  
By: \_\_\_\_\_  
HUD Delegated Authority  
For HUD by: \_\_\_\_\_  
Darice Green, Assistant Project Manager


STATE OF TENNESSEE  
COUNTY OF Darwin

I, DARICE GREEN, Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, 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 February 26, 2014, 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 20 day of February 2014.  
  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

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



  
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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 US Dept of HUD  
Mailing Address 40 Marietta Street NW  
Atlanta, GA 30303

Grantee's Name LI Chun Huang  
Mailing Address 2614 Linger Ln  
Hoover, AL 35226

Property Address 46 Hummingbird Close  
Montevallo, AL 35115

Date of Sale 2-26-14  
Total Purchase Price \$ 38,199.00  
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

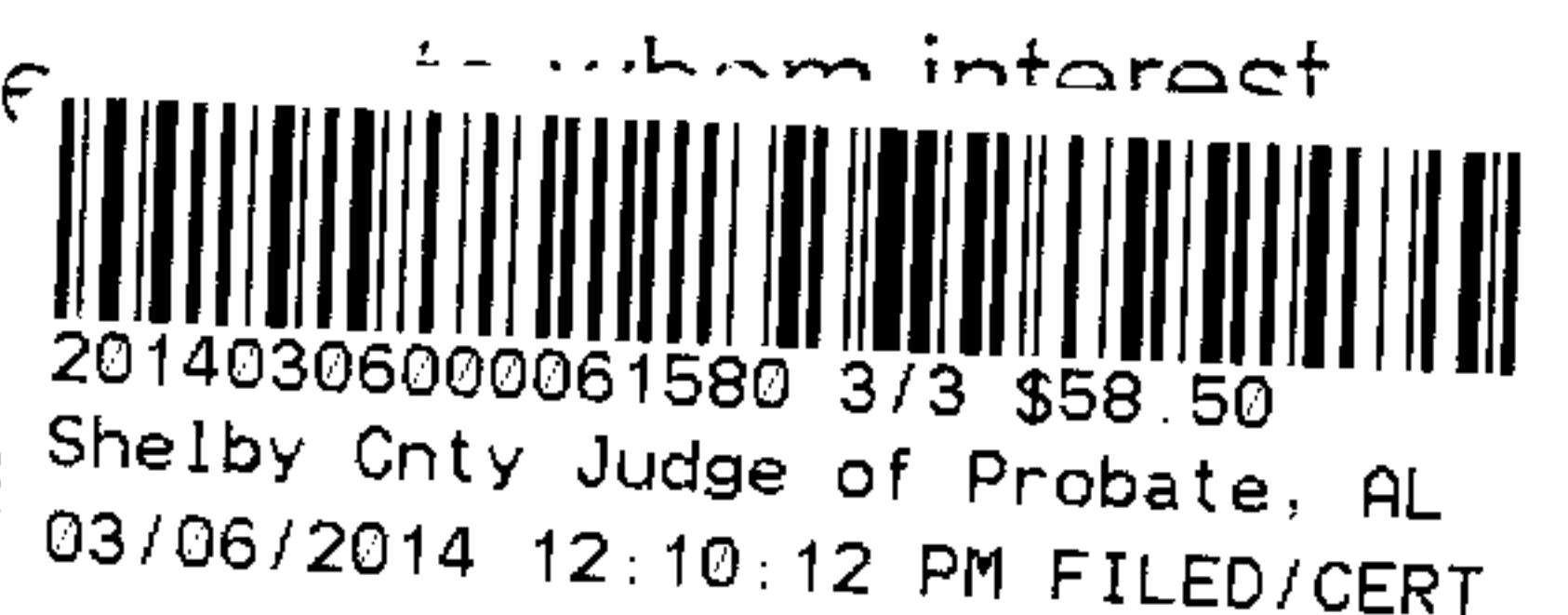
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## 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:



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 ☒ BLAO CHEN

☐ Unattested

Sign ☒ [Signature] as POA

(verified by)

(Grantor/Grantee/Owner/Agent) circle one