

Shelby County, AL 03/19/2014  
State of Alabama  
Deed Tax: \$88.00

**Document Prepared by:**

**When Recorded Mail to:**

Brooke Steinbach

*Michaelson, Connor & Boul*

5312 Bolsa Ave, Suite 200

Huntington Beach, CA 92649

FHA Case # 011-524520



20140319000075910 1/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
03/19/2014 10:15:12 AM FILED/CERT

## QUITCLAIM DEED

**STATE OF ALABAMA**

**COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS that for One and No/100 (\$1.00) Dollar and other good and valuable consideration in hand paid to **The Secretary of Housing and Urban Development of Washington, D.C.**, as party of the first part, by **PNC Bank N.A.**, as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby QUITCLAIM, BARGAIN, SELL AND CONVEY unto the said party of the second part, it's successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in **Shelby County, Alabama**:

Lot 28, according to the survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19 in the Probate Office of Shelby County, Alabama.

Source of Title: 20130530000220010 in the records of Shelby County Judge of Probate office  
**Commonly known as: 117 Canyon Place, Pelham, AL 35124**  
**Tax ID # 13-6-13-2-004-028.000**

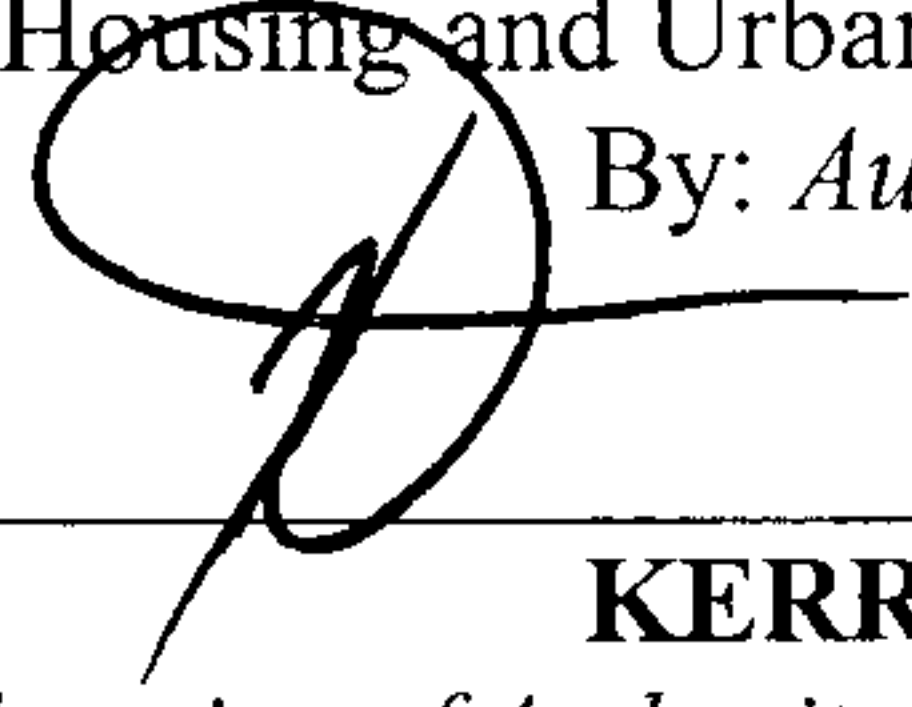
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever.

This Deed shall be **EFFECTIVE** the 25 day of November, 2013.

**See Attached Execution and Notary Acknowledgement**

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 25 day of Nov., 2013

Secretary of Housing and Urban Development  
By: *Authorized Agent*

  
**KERRY NETERER**  
By Delegation of Authority Published in the  
Federal Register, Doc. No.: FR-4837-D-57

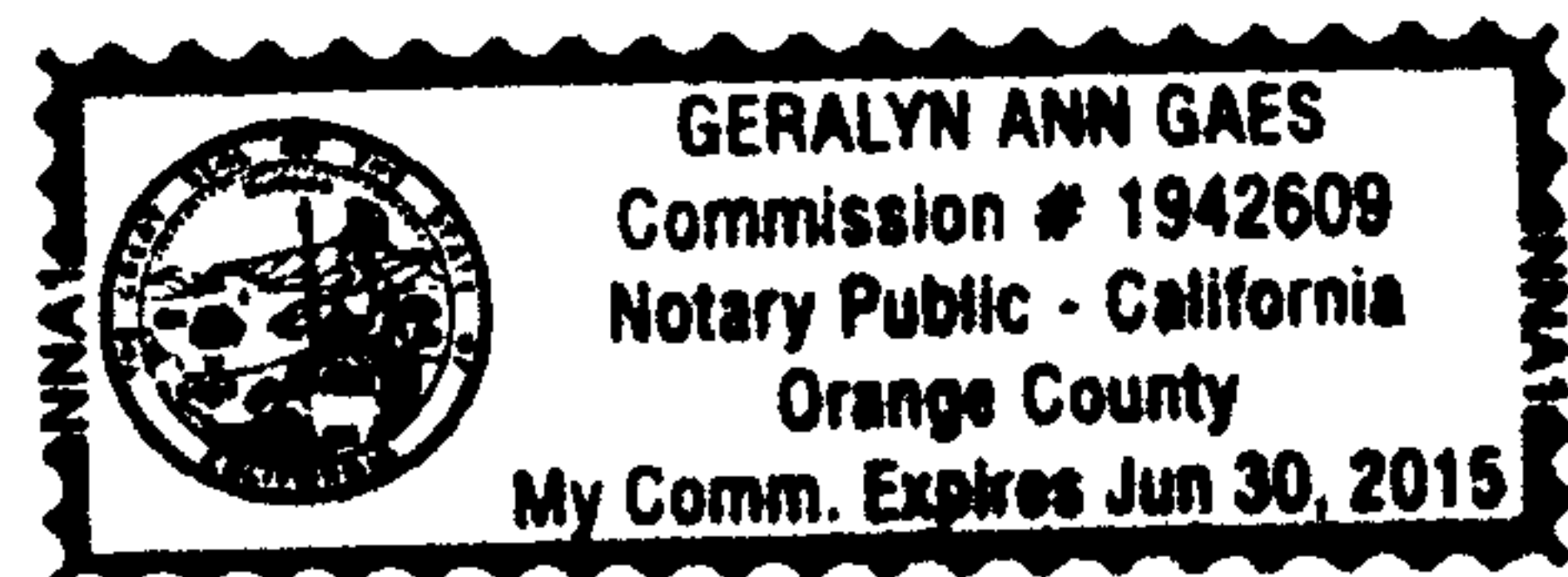
State of CALIFORNIA ) ss

County of ORANGE )


On this 25 day of November, 2013, before me **GERALYN ANN GAES**, the undersigned Notary Public, personally appeared **KERRY NETERER**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Signature *Geralyn Ann Gaes* (seal)



Grantee's Mailing Address:  
Send Tax Statements to:  
**PNC BANK N.A.**  
3232 NEWMARK DR  
MIAMISBURG, OH 45342

  
20140319000075910 2/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
03/19/2014 10:15:12 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 Secretary of Housing and  
Mailing Address Urban Development  
451 7th Street, SW  
Washington DC

Grantee's Name PNC BANK N.A.  
Mailing Address 3232 NEWMARK DR  
MIAMISBURG, OH 45342

Property Address 117 Canyon Place  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 88,000.00  
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 11-25-13

Print \_\_\_\_\_

KERRY NETERER  
AUTHORIZED AGENT

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

Verified by) \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20140319000075910 3/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
03/19/2014 10:15:12 AM FILED/CERT