

STATE OF ALABAMA
COUNTY OF SHELBY

Special Warranty Deed
Case #011-625375

Know all Men by these Presents: That, in consideration of Ninety Thousand and No/100ths Dollars (\$90,000.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **MARLON J. ATTICAL** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, page 51 A&B, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Calera, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. **Building Setback line of 20 reserved from Savannah Lane, 25 feet along the rear, and 5 feet from the sides, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 8 feet along Savannah Lane and 15 feet through the rear of lot.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 2006-17397, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 37, page 51 A&B, in the Probate Office of Shelby Alabama.**

\$ 93,877.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith

This Deed shall be made effective on March 14, 2014.

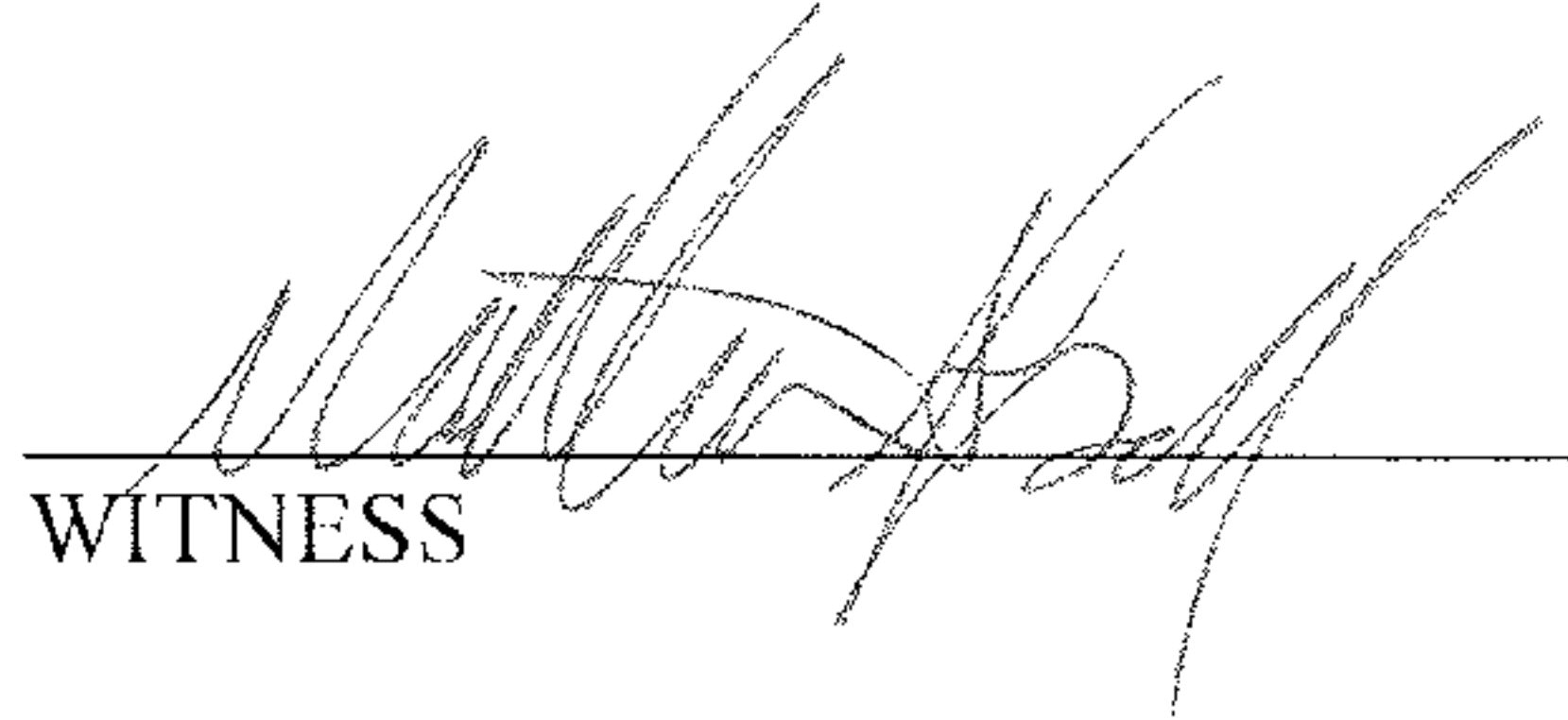
To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant**

0116253 +5

and **Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 11th day of March, 2014.


WITNESS

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

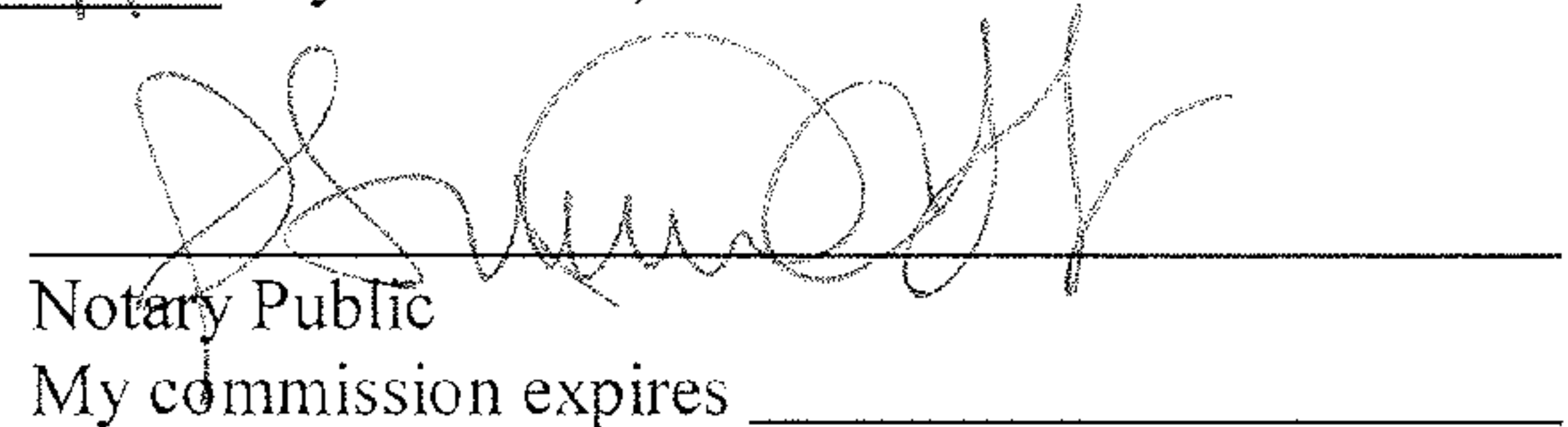
By: HomeTrends, LP as Asset Manager
Contractor for C-OPC-23427 {L.S.}

For HUD by:  (name/title)
Darice Green, Assistant Project Manager

STATE OF TN
COUNTY OF Darwin

I, the undersigned notary public, in and for said county and state, hereby certify that DARICE GREEN, whose name as Agent of, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she as such Officer and with full authority, executed the same voluntarily for and as the act of said Agency.

Given under my hand and seal this 11 day of March, 2014.


Notary Public
My commission expires _____

GRANTEE'S MAILING ADDRESS:

Marlon J. Attical
1025 Savannah Lane
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-02-3712



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 & Urban Development	Grantor's Name	Marlon Attical
Mailing Address	10 Marietta Street Atlanta GA 30303	Mailing Address	1025 Savannah Lane Calera AL 35040
Property Address	1025 Savannah Lane Calera, AL 35040	Date of Sale	03/14/2014
		Total Purchase Price	\$90,000.00
		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 evidenced: (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 - provided 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 of the property was conveyed.

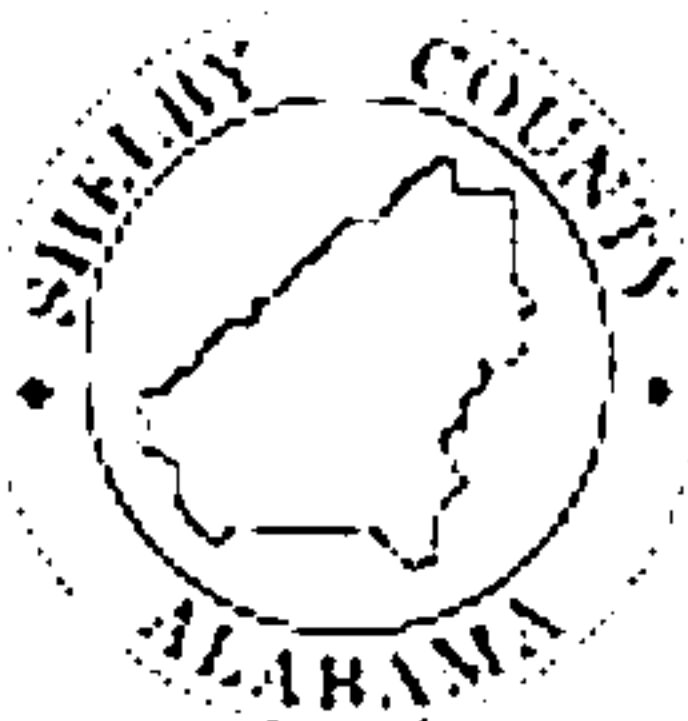
Total purchase price – the total amount paid for the purchase of the property, both real personal being conveyed by the instrument offered for record.

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 not 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 3/14/14	Print: Marlon Attical
Unattested	Signature: Marlon Attical
	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/28/2014 12:25:48 PM
\$21.00 CHERRY
20140328000087520

Signature