

HUD Case No. 011-726212 – 642 Cahaba Manor Drive, Pelham, Alabama 35124

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Ronny D. Landrum
201 Alamosa Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA	)	20140509000140420
	)	05/09/2014 11:33:31 AM
SHELBY COUNTY	)	DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

Fifty One Thousand Five Hundred Dollars and 00/100-----

(\$51,500.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

The Secretary of Housing and Urban Development

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Ronny D. Landrum

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 94 and the Northerly 0.15 feet of Lot 95, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 9, 2014

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain Foreclosure Deed dated September 10, 2013 and recorded on September 13, 2013 in Instrument #20130913000372190.

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appear of record.

\$0.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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TO HAVE AND TO HOLD, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9th day of May, 2014.

Secretary of Housing and Urban Development
By PEMCO, Management and Marketing
Contractor for HUD-State of Alabama

By: [Signature]
Armando Torres
Designated Signatory for PEMCO

STATE OF GA
Gwinnett COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Armando Torres, 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 of 6 May 2014, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledge before me on this day that, being information 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 the 6 day of May 2014.

[Signature]
Notary Public
My Commission Expires: 7/25/16

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

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20140509000140420 05/09/2014 11:33:31 AM DEEDS 3/3

Grantor's Name	Secretary of Housing and Urban Development	Grantee's Name	Ronny D. Landrum
Mailing Address	HUD Case No. 011-726212, 40 Marietta Street Atlanta, GA 30303	Mailing Address	201 Alamosa Drive Alabaster, AL 35007

Property Address 642 Cahaba Manor Drive
Pelham, AL 35124

Date of Sale May 9, 2014
Total Purchase Price \$51,500.00

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 - Secretary of Housing and Urban Development, HUD Case No. 011-726212, 40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - Ronny D. Landrum, 201 Alamosa Drive, Alabaster, AL 35007.

Property address - 642 Cahaba Manor Drive, Pelham, AL 35124

Date of Sale - May 9, 2014.

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 with 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: May 9, 2014

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2014 11:33:31 AM
\$71.50 CHERRY
20140509000140420

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.