

20140509000140620 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
05/09/2014 01:19:43 PM FILED/CERT

FHA CASE # 011- 591432

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
Annastacia merrell
PO Box 234
WILSONVILLE, AL. 35186

KNOW ALL MEN BY THESE PRESENTS, that **The United States Department of Housing and Urban Development**, also known as **Secretary of Housing and Urban Development**, for and in consideration of FORTY ONE THOUSAND DOLLARS and No/100 Dollars (\$41,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Annastacia Merrell, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Part of the NE ¼ of NE ¼, Section 1, Township 21 South, Range 1 East, described as follows: Commence at NE corner and run West along North line 498 feet; thence South 2 degrees 30 minutes East 221 feet for point of beginning; thence North 87 degrees 30 minutes East 391.8 feet to Wilsonville-Westover Road; thence South 14 degrees 10 minutes East along said road 235 feet; thence South 87 degrees 30 minutes West to a point which is South 2 degrees 30 minutes East of point of beginning; thence North 2 degrees 30 minutes West to point of beginning. Excepting highway right of way.

Also, commence at NW corner of NE ¼ of NE ¼, Section 1, Township 21 South, Range 1 East, and run Easterly along North line a distance of 934 feet to NE corner of Sam Kelley's lot, to point of beginning; thence continue Easterly 173.6 feet; thence turn angle to right and run 105 feet; thence turn angle to left and run 210 feet; thence turn angle to right and run 124 feet; thence turn angle to right and run 383.6 feet; thence turn angle to right and run 229 feet to point of beginning. Excepting right of way and excepting that portion of said lot lying East of the Wilsonville-Westover Highway right of way.

LESS AND EXCEPT that portion conveyed to Peggie T. Bartlett, by deed recorded in Instrument #20030630000408180. in Probate Office.

Situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 8, 2014

TO HAVE AND TO HOLD to the said **Annastacia Merrell**, 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 8th day of May, 2014.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: *K. Martin* As HUD's Designated Agent
Kendra Martin

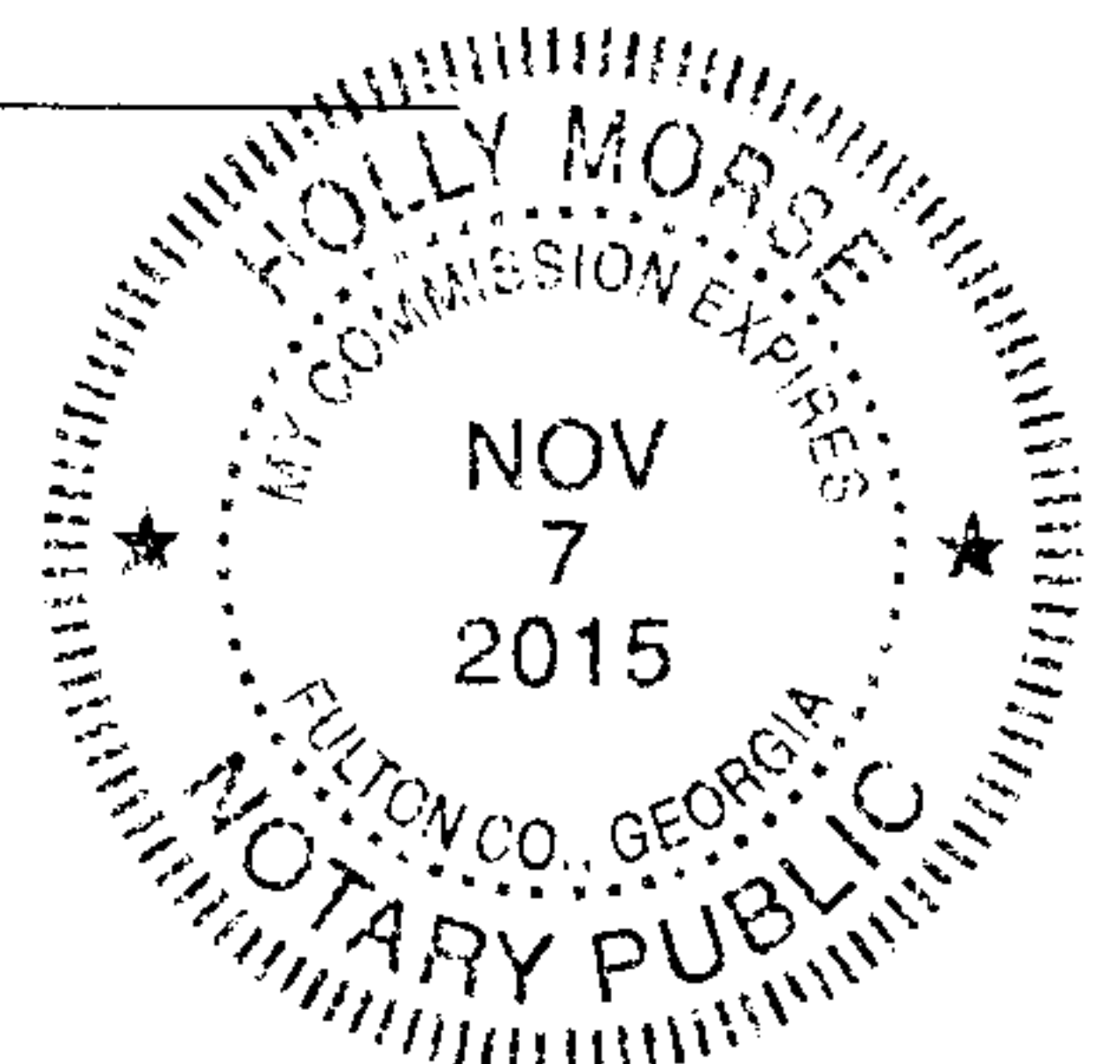
STATE OF Georgia
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Kendra Martin, 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 May 8, 2014, by virtue of the authority vested in him/her under the Redelelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.), 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 8 day of May, 2014

Holly Moree
NOTARY PUBLIC
My Commission Expires: _____

Shelby County, AL 05/09/2014
State of Alabama
Deed Tax: \$41.00



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
URBAN DEVELOPMENT FHA Case
#011-591432

Mailing Address 40 Marietta Street
Atlanta, GA 30303

Property Address 10231 N Main Street
Wilsonville, AL 35186

Grantee's Name Annastacia Merrell

Mailing Address Annastacia Merrell
PO Box 234
Wilsonville AL 35186

Date of Sale May 08, 2014

Total Purchase Price \$41,000.00

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 evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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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 of 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 May 07, 2014

Print Annastacia Merrell

Unattested

Sign

Annastacia Merrell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one