

HUD Case No. 011-536099

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

SEND TAX NOTICE TO:

William D. Christie
6038 Forest Lakes Cove
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

One Hundred Thirty One Thousand Dollars and 00/100_____

(\$131,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

Secretary of Housing and Urban Development, of Washington, D.C.

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

William D. Christie

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

Lot 349 according to the survey of Forest Lakes Sector 4 as recorded in Map Book 33, Page 25 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 25, 2014 _____

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain Foreclosure Deed dated January 23, 2014 and recorded on March 6, 2014 in Instrument #20140306000062600.

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

\$ 124,450.00 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 18 day of June, 2014.

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

By: Austin Pizzuto

Designated Signatory for PEMCO

STATE OF GA
Fulton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Austin Pizzuto, 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 _____, 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 18 day of June, 2014.



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

Nicholas A. Rice
Notary Public

My Commission Expires: 2/7/2015

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, of Washington, D.C.

Grantee's Name William D. Christie

Mailing Address HUD Case No. 011-536099, 40
Marietta Street
Atlanta, GA 30303

Mailing Address 3102 Buckhorn Cove
Birmingham, AL 35242

20140626000193490 06/26/2014 10:27:44 AM DEEDS 3/3

Property Address 6038 Forest Lakes Cove
Sterrett, AL 35147

Date of Sale June 25, 2014

Total Purchase Price \$131,000.00

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

☐ 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 - Secretary of Housing and Urban Development, of Washington, D.C., HUD
Case No. 011-536099, 40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - William D. Christie, 3102 Buckhorn Cove, Birmingham, AL 35242.

Property address - 6038 Forest Lakes Cove, Sterrett, AL 35147

Date of Sale - June 25, 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.

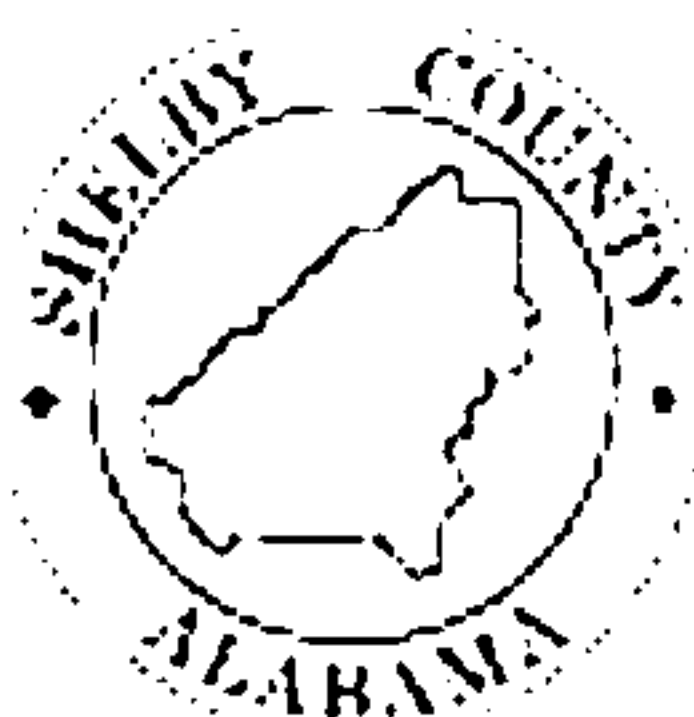
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes with be used and the taxpayer will be 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: June 25, 2014

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/26/2014 10:27:44 AM
\$27.00 CHERRY
20140626000193490

[Signature]