

Prepared by: Mark Baker
JOHNSON & FREEDMAN, LLC
Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329

20140708000205760
07/08/2014 10:23:28 AM
DEEDS 1/3

THE STATE OF ALABAMA
COUNTY OF SHELBY

FILE NO: 221.1000922AL/1758013
FHA CASE NO: 011-5376204

\$81,305.85

SOURCE OF TITLE:
Instrument # 20050225000090940

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE, INC.**, whose principal place of business is located at P O Box 27767, Richmond, VA 23261, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.**, its successors and/or assigns, (hereinafter called the Grantee) Please send tax bills to: Attention: Single Family Property Disposition Branch The Noble Bldg 1021 Noble Street, Suite 212-221 Anniston, AL 36201, the following described property situated in Shelby County, Alabama:

Lot 22, according to the resurvey of Lots 1 through 64, 80 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real Volume 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, as recorded in Real 63, Page 634, in said Probate Office.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C.**, its successors and/or assigns, forever.

Riley

IN WITNESS WHEREOF, **SUNTRUST MORTGAGE, INC.**, has caused this conveyance to be executed in its name by its undersigned officer(s), this 6 day of February, 2012.

SUNTRUST MORTGAGE, INC.

ATTEST:

By: Rebecca W. Shaia
TITLE: Asst. Secretary
Rebecca W. Shaia

By: Eric Coss
TITLE: Vice President
Eric Coss.
(Corporate Seal)

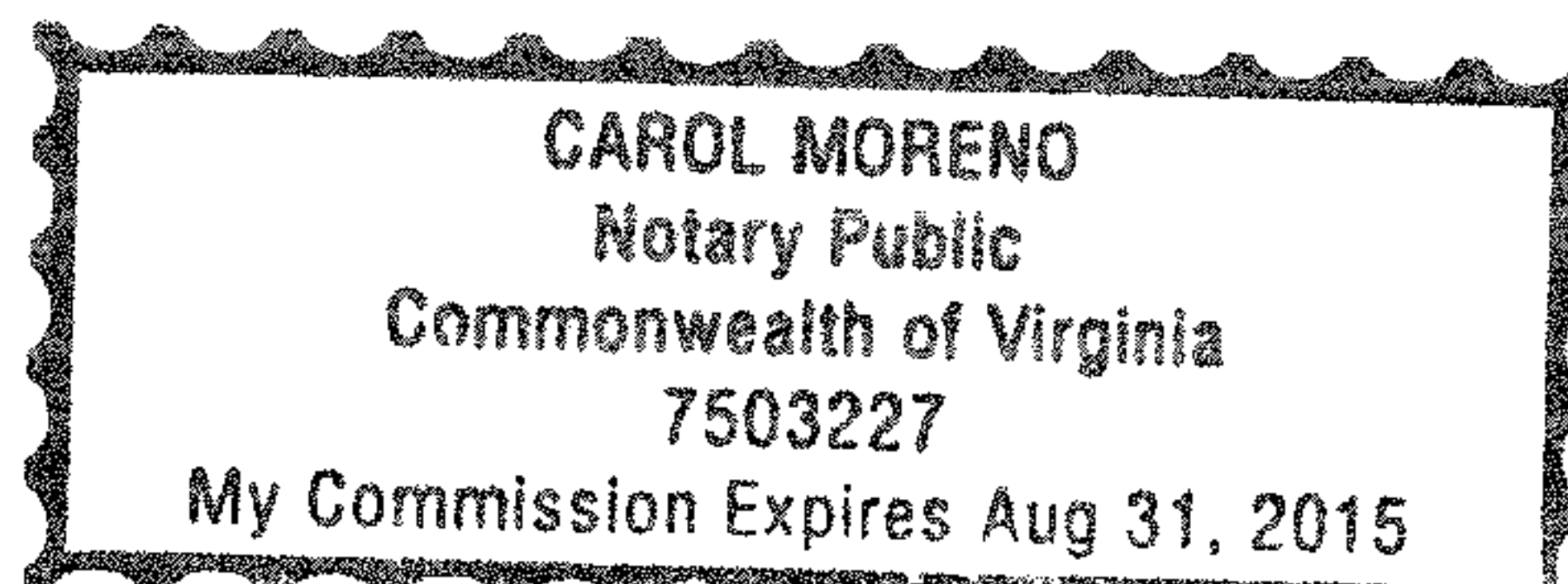
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THE STATE OF Virginia
COUNTY OF Richmond
city

I, the undersigned Notary Public in and for said State and County, do hereby certify that Rebecca W. Shaia and Eric Coss of **SUNTRUST MORTGAGE, INC.**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 06 day of February, 2012.

[Signature]
NOTARY PUBLIC
My Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SunTrust Mtg, Inc
Mailing Address 1001 Semmes Ave
Richmond, VA 23224

Grantee's Name HUD
Mailing Address 4400 Will Rogers Prkway
Ste 300
Oklahoma City, OK 73108

Property Address 1410 Applegate Drive
Alabaster, AL 35007

Date of Sale 01/12/2012
Total Purchase Price \$ 81,305.85

20140708000205760
07/08/2014 10:23:28 AM
DEEDS 3/3

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 Foreclosure
☐ 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 - 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 7/2/14

Print Larnica Carter

Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/08/2014 10:23:28 AM
\$21.00 CHERRY
20140708000205760

Print Form

Form RT-1