



20140710000209450 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
07/10/2014 12:03:19 PM FILED/CERT

This Instrument Prepared By:

Jason Tingle, Esq.
2110 Devereux Circle, Suite 100
Birmingham, Alabama 35243

Send Tax Notice To:

HUD
451 7th Street SW
Washington, D.C. 20410

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

CITIMORTGAGE, INC.

Whose address is: 1000 Technology Drive, O'Fallon, Missouri 63368

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Whose address is: 451 7th Street SW, Washington, D.C. 20410

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY, COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description.
(Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Kenneth Stokes, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17 day of March, 2014.

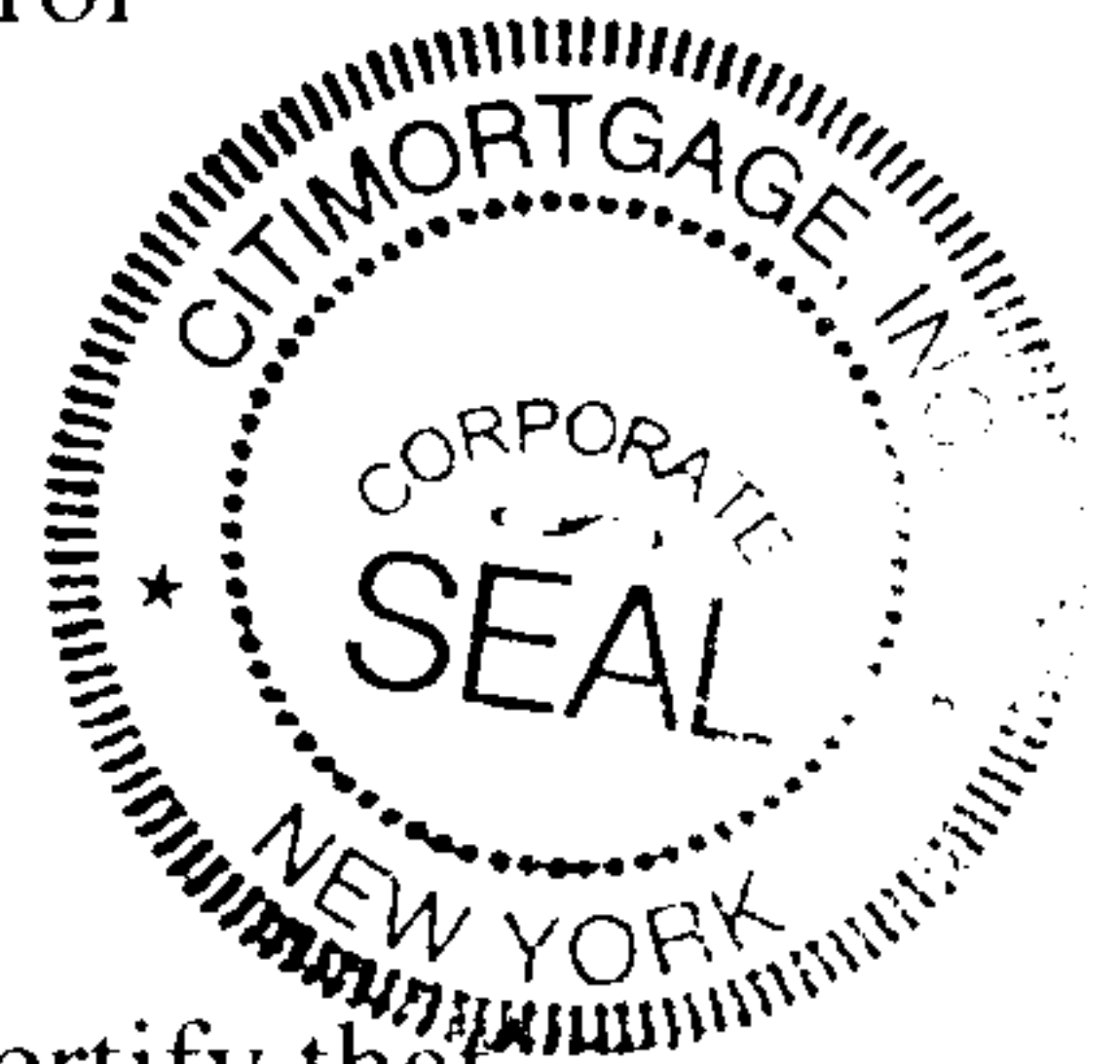
ATTEST:

CITIMORTGAGE, INC.

Maissa A. Caprio
Printed Name Maissa A. Caprio
Its: Vice President-Documnet Control
Date: 3-17-14

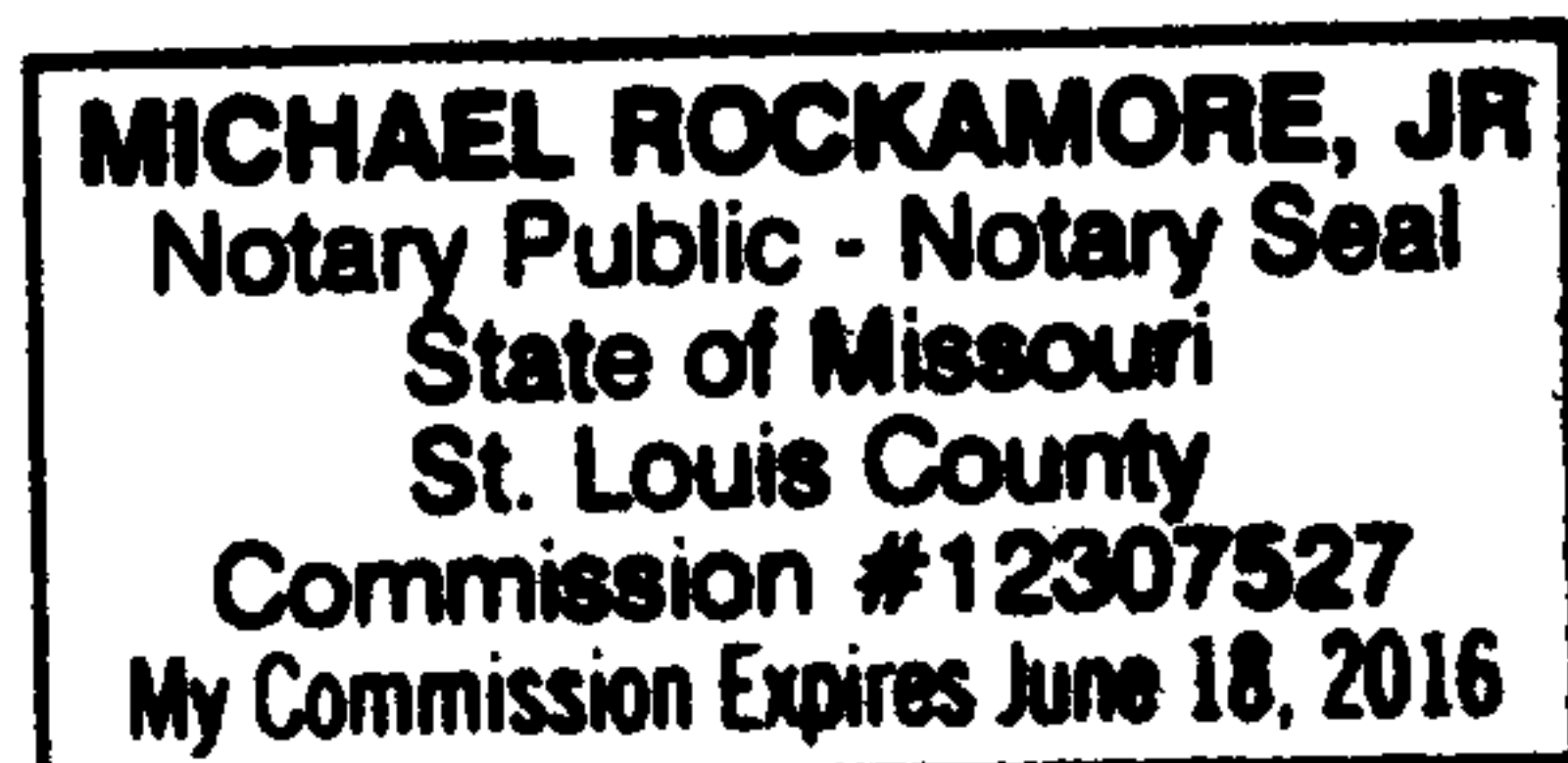
By: Kenneth Stokes 3-17-14
Printed Name Kenneth Stokes
Its: Vice President-Documnet Control
Date: March 17, 2014

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)



I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Kenneth Stokes, whose name as Vice President-Documnet Control of CITIMORTGAGE, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17 day of March, 2014.



Michael Rockamore Jr
Notary Public
My Commission Expires: 6-18-16

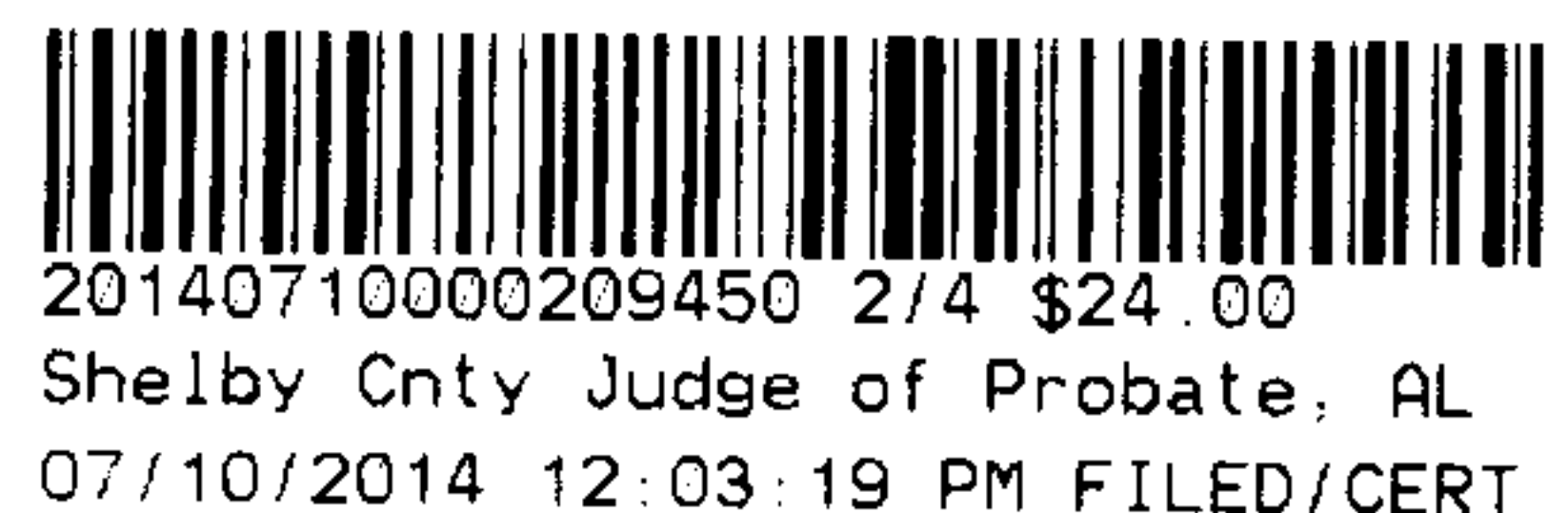
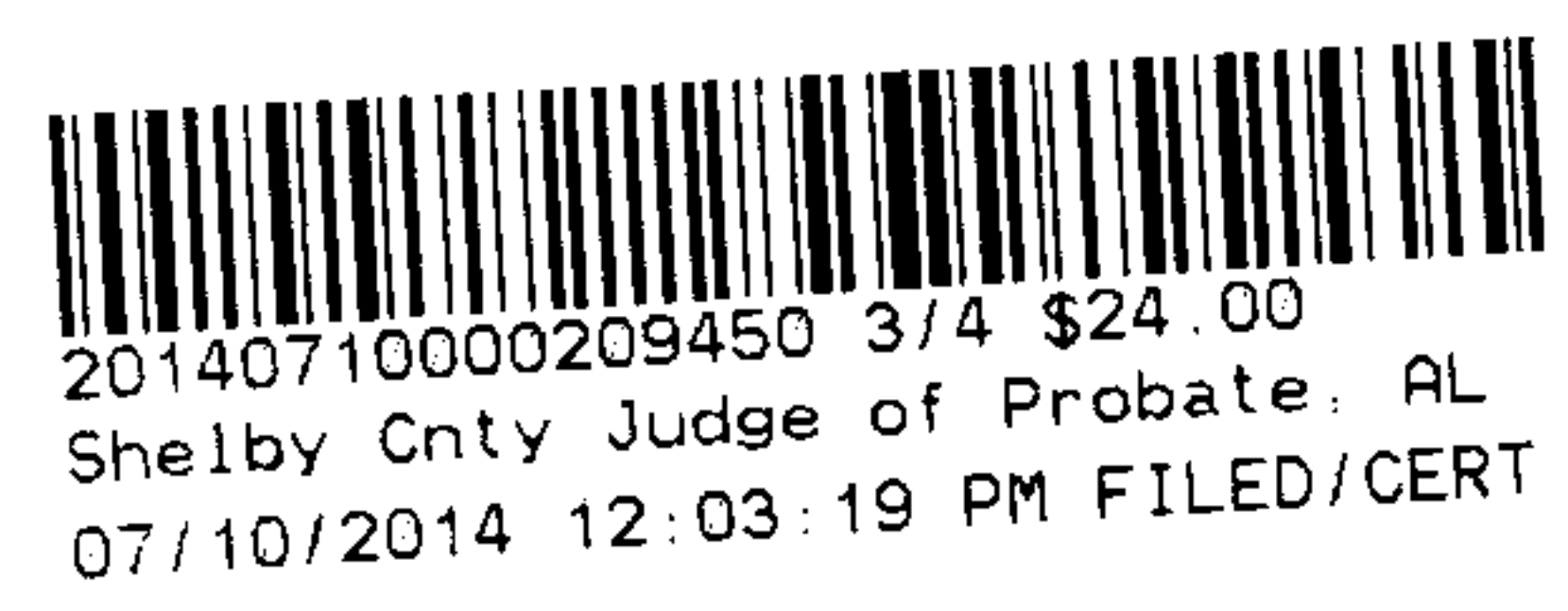


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 77, according to the Survey of Sottdale, Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama.

Property address:
1135 Henry Drive
Alabaster, AL 35007



Real Estate Sales Validation Form

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

Grantor's Name CITIMORTGAGE, INC.
Mailing Address 1000 TECHNOLOGY DRIVE
OF MONTGOMERY, AL 36108

Grantee's Name SECRETARY OF HOUSING URBAN DEV.
Mailing Address 451 7th St SW, WASHINGTON
D.C. 20410

Property Address 1135 HENRY DRIVE
ALABASTER, AL 35007

Date of Sale _____
Total Purchase Price \$ 118,719.07

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 FL DEED

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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person 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 7/9/14

Print Peyton Kirk

Unattested

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

(verified by) (signature)

Form RT-1