

011-566056

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF CHELBY
PROPERTY ADDRESS:
Leo A. Durocher
Teresa A. Durocher
43520 Highway 25
Vincent, AL 35178

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 Fifty Three Thousand Dollars (\$53,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **LEO A. DUROCHER AND TERESA A. DUROCHER**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Commence at a point where the East right of way line of Alabama Highway No. 25 crosses the North line of the Southwest ¼ of the Northwest ¼ of Section 11 Township 19 Range 2 East and run thence South along the East right of way line of said Highway 25 a distance of 130 feet to an iron stob, being the Southwest corner of the Roy E. Lee Lot, said point also being the point of beginning of the lot herein conveyed; thence run East and parallel with the North line of said ¼- ¼ section a distance of 260 feet to a point; thence run in a Southerly direction a distance of 113 feet to a point; said point being 260 feet East of the right of way line of said Highway 25; thence run in a Westerly direction parallel with the North line of said ¼- ¼ section a distance of 260 feet to a point on the East right of way line of said Highway 25; thence run North along said East right of way line of said Highway 25 a distance of 125 feet to the point of beginning.

Subject to a 30 foot easement for an alley across the East side of the property herein conveyed.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8-15-14

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated January 31, 2014 and recorded on February 7, 2014 in Deed Book 2014 Page 35230.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated February 4, 2014 and recorded on April 7, 2014 in Deed Book 2014 Page 99560.

TO HAVE AND TO HOLD to the said **Leo A. Durocher and Teresa A. Durocher**, 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 15 day of August, 2014.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By Ofori & Associates, P.C. of Atlanta, GA
Management and Marketing Contractor
For HUD-State of Alabama

Shelby County: AL 08/19/2014
State of Alabama
Deed Tax: \$3.00

By: Kendra Martin **As HUD's Designated Agent**
Kendra Martin
HUD Delegated Authority

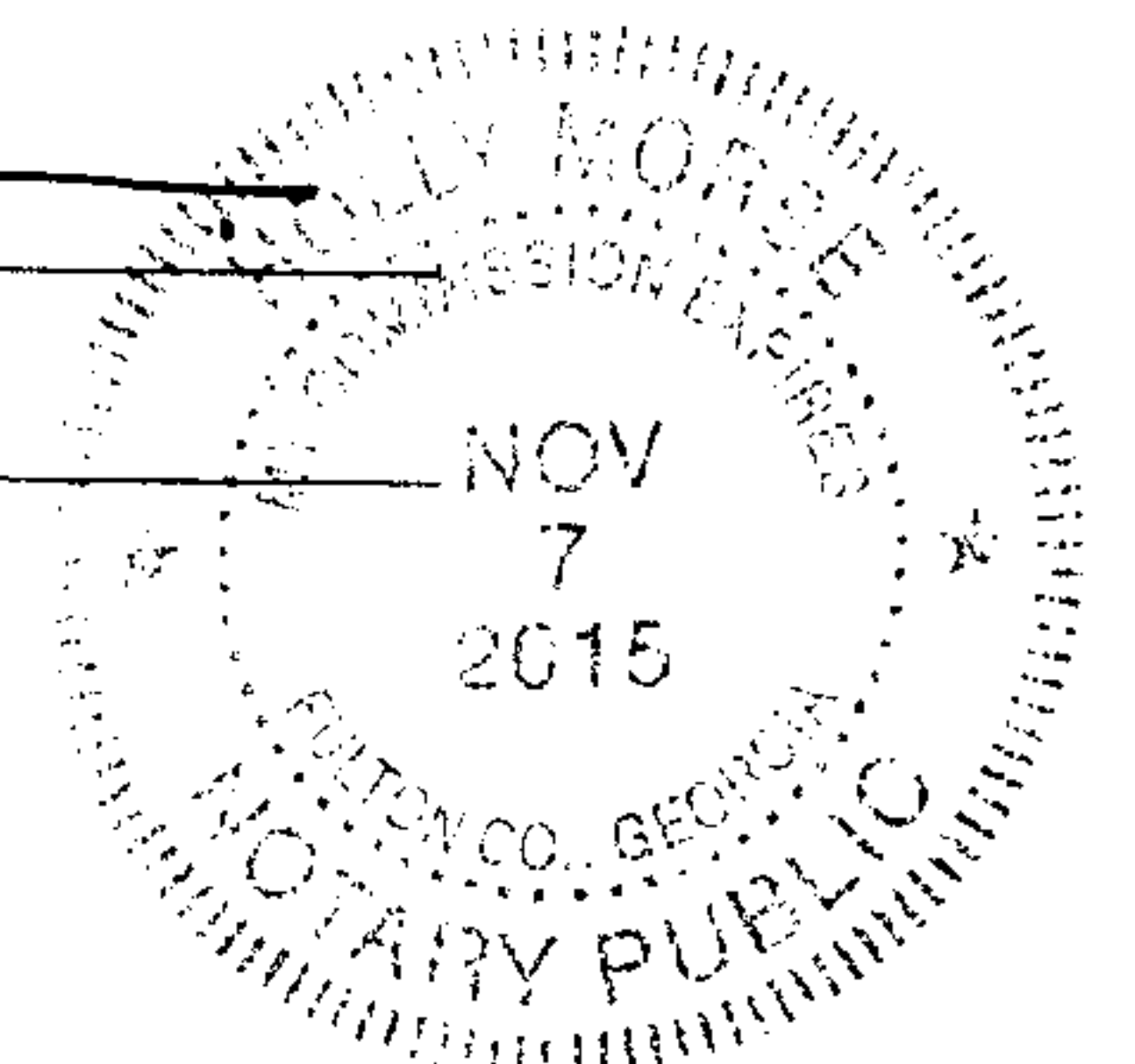
STATE OF GEORGIA
COUNTY OF Fulton

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 August 15, 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 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 15 day of August 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

*THIS INSTRUMENT PREPARED BY: Smith Closing & Title, LLC
Rick Battaglia, Attorney at Law, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244*



Real Estate Sales Validation Form

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

Grantor's Name US Dept of HUD
Mailing Address 40 Marietta Street NW
Atlanta, GA 30303

Grantee's Name Leo A. Drocher
Mailing Address 43520 Hwy 25
Vincent AL
35178

Property Address 43520 Hwy 25
Vincent AL
35178

Date of Sale 8/15/14
Total Purchase Price \$ 53000.00

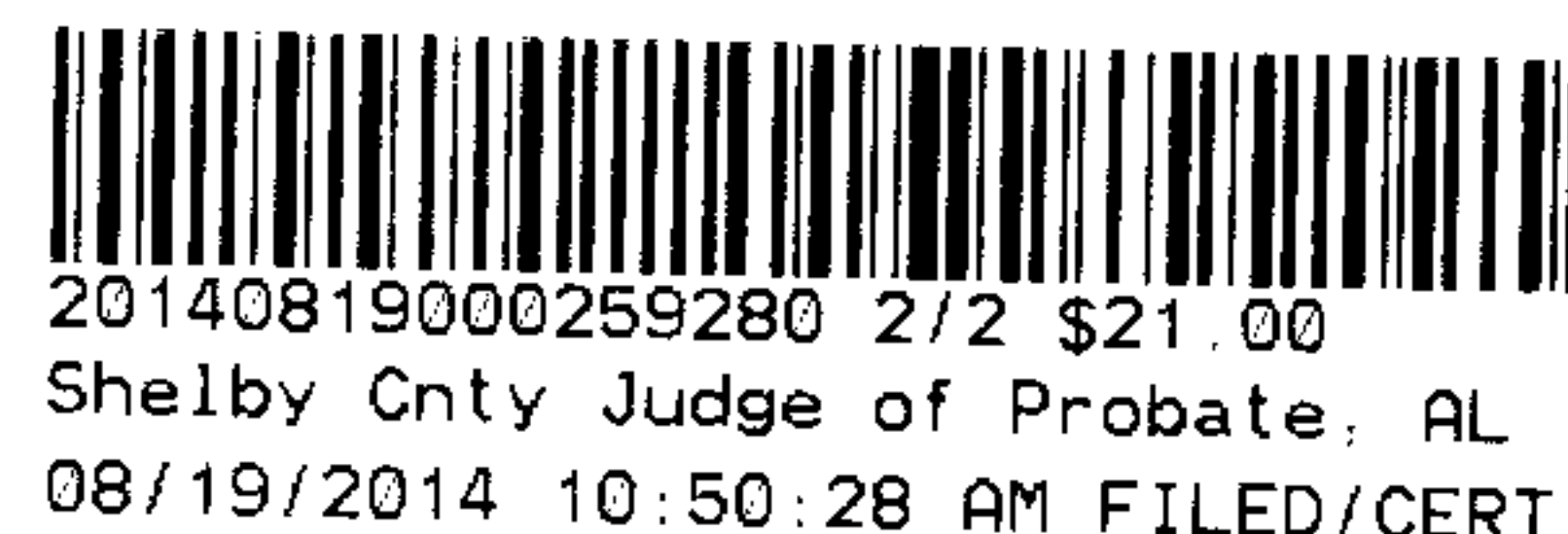
or
Actual Value \$

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 - 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 _____

Print Leo A. Drocher

☐ Unattested

Sign Leo Anthony Drocher
(Grantor/Grantee/Owner/Agent) circle one

(verified by)