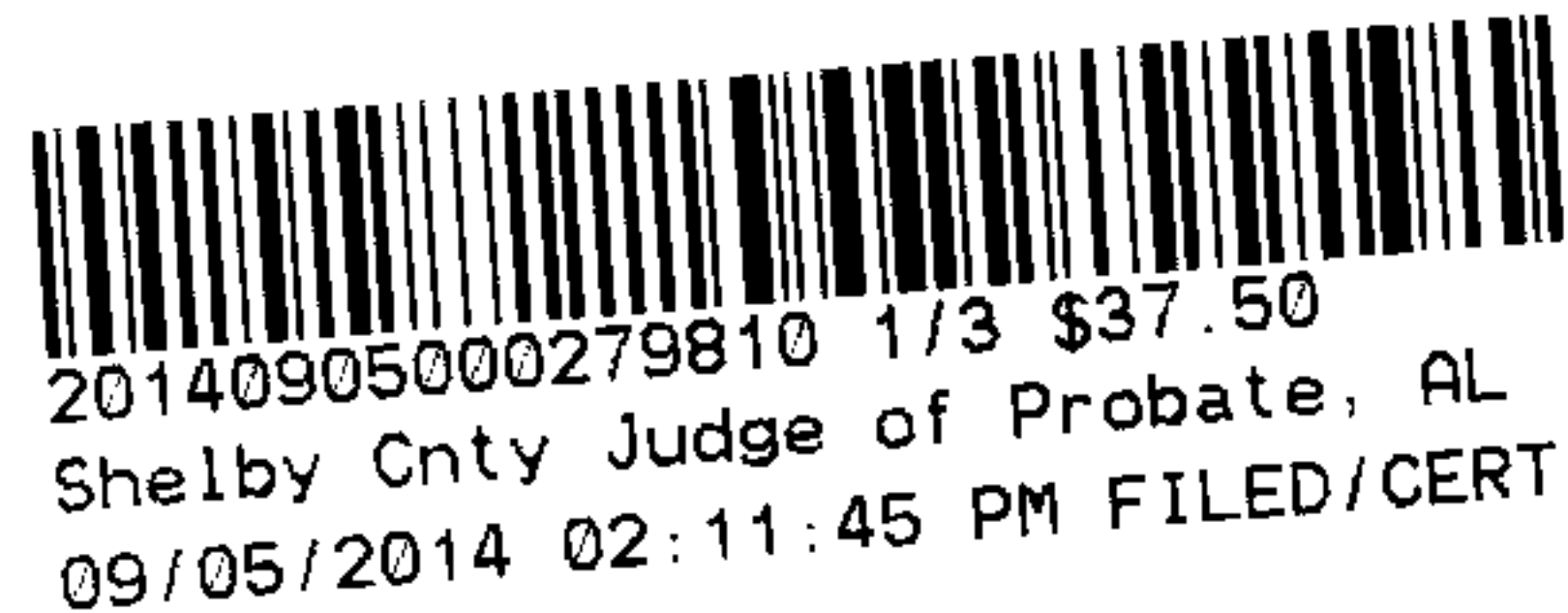


Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243  
BHM1400397



Send tax notice to:  
Daniel Howell  
Jacob Tubbs  
122 Little John Circle  
Calera, AL 35040  
File No. BHM1400397

Case No. 011-642648

STATE OF ALABAMA  
COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **The Secretary of Housing and Urban Development** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Sixty Nine Thousand Two Hundred Fifty and 00/100 Dollars (\$69,250.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Daniel Howell and Jacob Tubbs, joint tenants with right of survivorship** (hereinafter referred to as "Grantees"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 4, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.**

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: SEPTEMBER 2, 2014**

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 8, 2014 and recorded on April 15, 2014 in Instrument No. 20140415000109730.

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 May 14, 2014 and recorded on May 21, 2014 in Instrument No. 20140521000153680.

**TO HAVE AND TO HOLD** to the said Daniel Howell and Jacob Tubbs, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature of equality 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.

Shelby County, AL 09/05/2014  
State of Alabama  
Deed Tax: \$17.50

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of The Secretary of Housing and Urban Development this 2 day of September, 2014.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT


By Ofori & Associates, PC  
AM Contractor for HUD-State of  
Alabama

K. Martin  
By: Kendra Martin  
Its: As HUD's Designated Agent

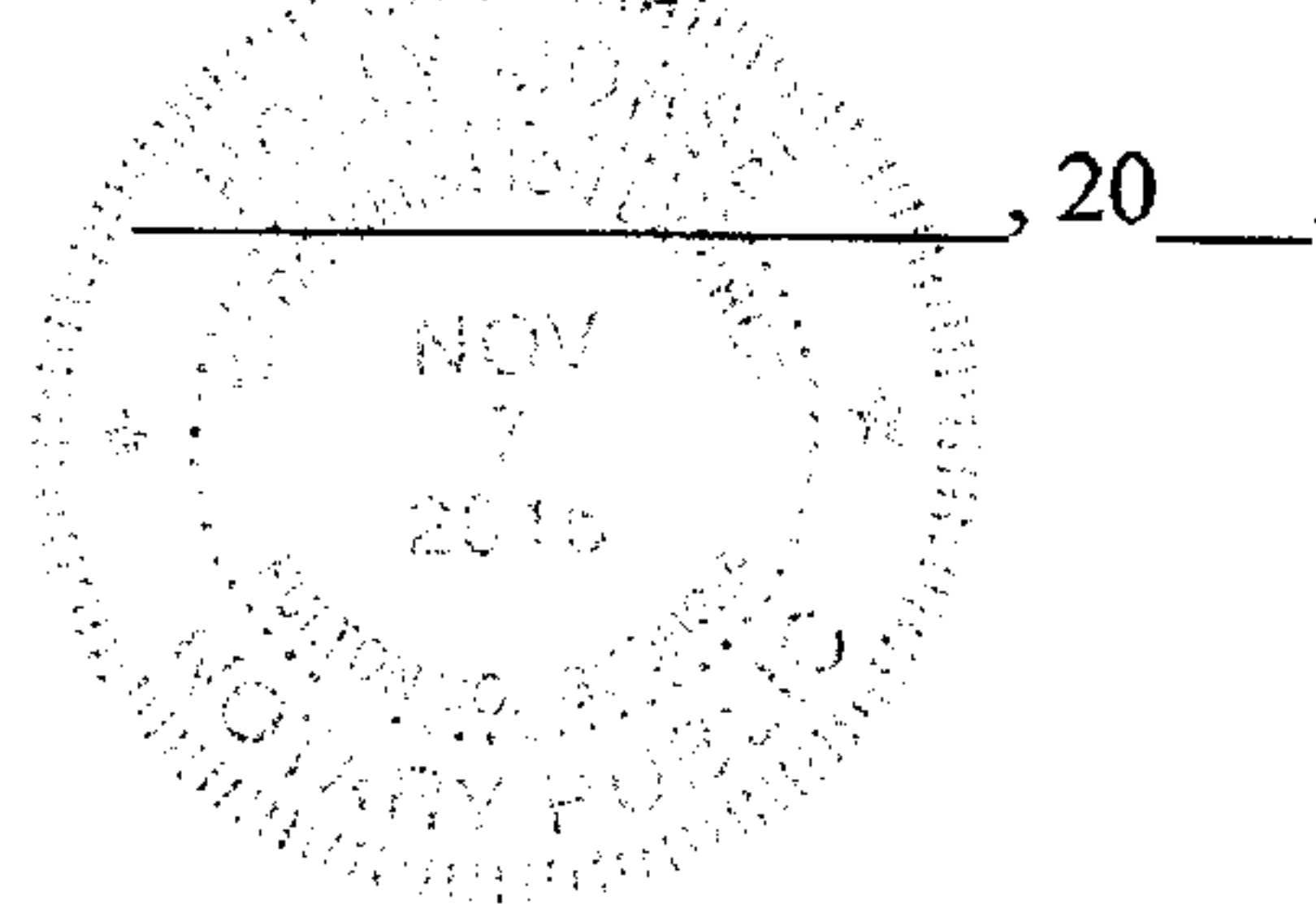
STATE OF Georgia )  
COUNTY OF Fulton )

I, the 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 September 2, 2014, by virtue of authority vested in him/her by the delegation of authority published at Federal Register Notice 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 The Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and seal this the 2 day of September, 2014.

  
20140905000279810 2/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
09/05/2014 02:11:45 PM FILED/CERT

Holly Morse  
NOTARY PUBLIC  
Printed Name: Holly Morse  
My Commission Expires: \_\_\_\_\_



This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Parkway Suite 645  
Birmingham, AL 35243  
S. Kent Stewart



# 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  
Mailing Address: 40 Marietta Street NW  
Atlanta, GA 30303

Grantee's Name: Daniel Howell and Jacob Tubbs  
Mailing Address: 122 Little John Circle  
Calera, AL 35040

Date of Sale: 9/2/2014

Property Address: 122 Little John Circle  
Calera, AL 35040

Total Purchase Price: \$69,250.00  
or

Actual Value: \$ n/a  
or

County: Shelby

Assessor's Market Value: \$ n/a

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: 9/2/2014

Print: Michelle Pouncey

☐ Unattested



20140905000279810 3/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
09/05/2014 02:11:45 PM FILED/CERT

Sign

Michelle Pouncey  
( Grantor / Grantee / Owner / Agent ) Circle One  
**Form RT-1**