



20141104000347350 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/04/2014 12:06:43 PM FILED/CERT

011- 664433

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Sherryl E. Stracner- Johns
Christopher Dewayne Johns
150 Cattail Lane
Calera, AL 35040

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 Ninety Eight Thousand Dollars (\$98,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **SHERRYL E. STRACNER JOHNS and CHRISTOPHER DEWAYNE JOHNS**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 47, according to the Final Plat of Shiloh Creek, Sector One, Plat One, as recorded in Map Book 38, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

10-31-14

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 35210.

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 3, 2014 and recorded on August 1, 2014 in Deed Book 2014 Page 238110.

TO HAVE AND TO HOLD to the said **Sherryl E. Stracner Johns and Christopher Dewayne Johns**, 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 29 day of OCT, 2014.

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

By: Holly Morse As HUD's Designated Agent
Holly Morse
HUD Delegated Authority

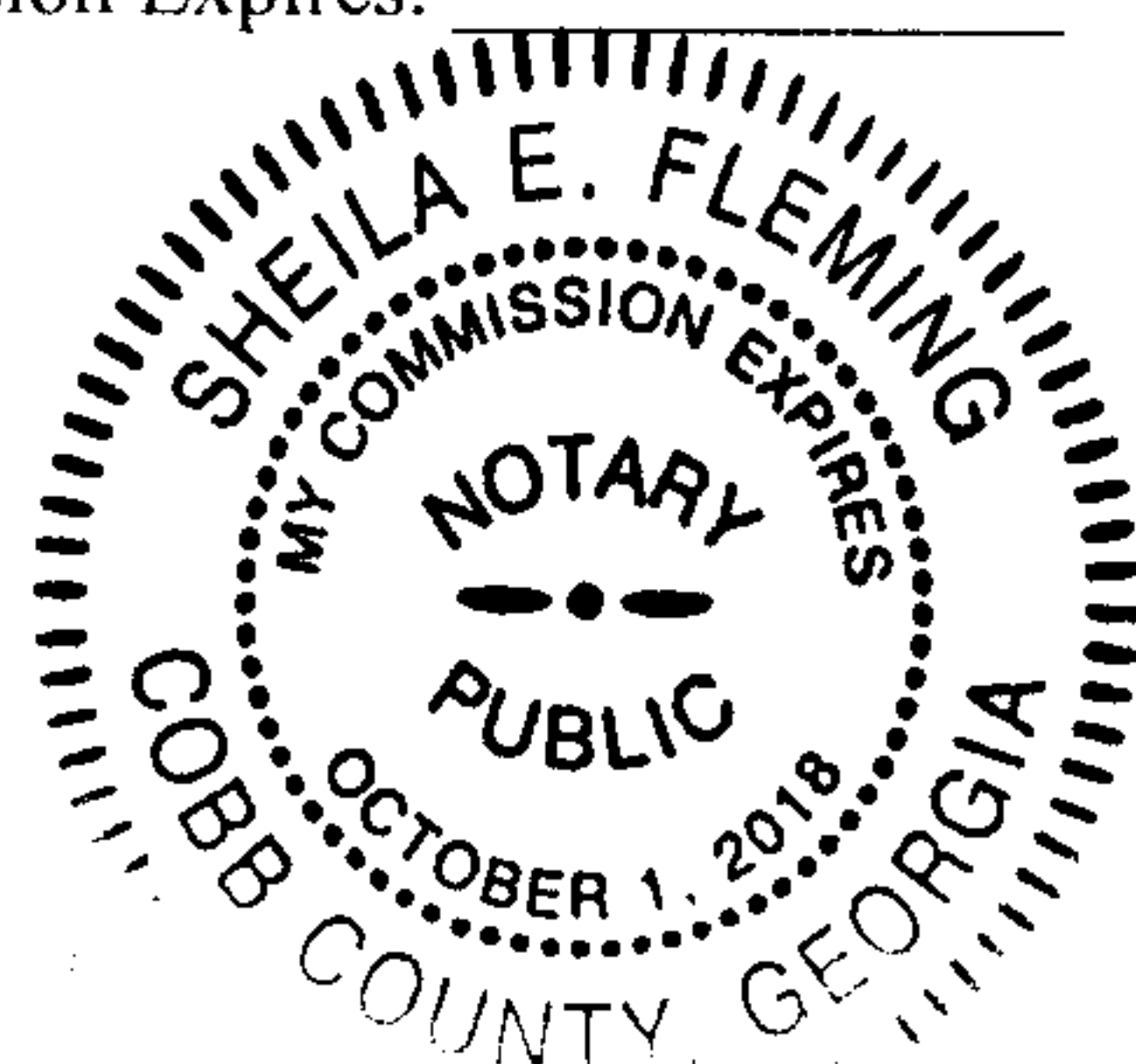
STATE OF GEORGIA
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Holly Morse, 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 October 29, 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 29th day of October 2014.

Sheila E. Fleming
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY: Smith Closing & Title, LLC
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830



Real Estate Sales Validation Form

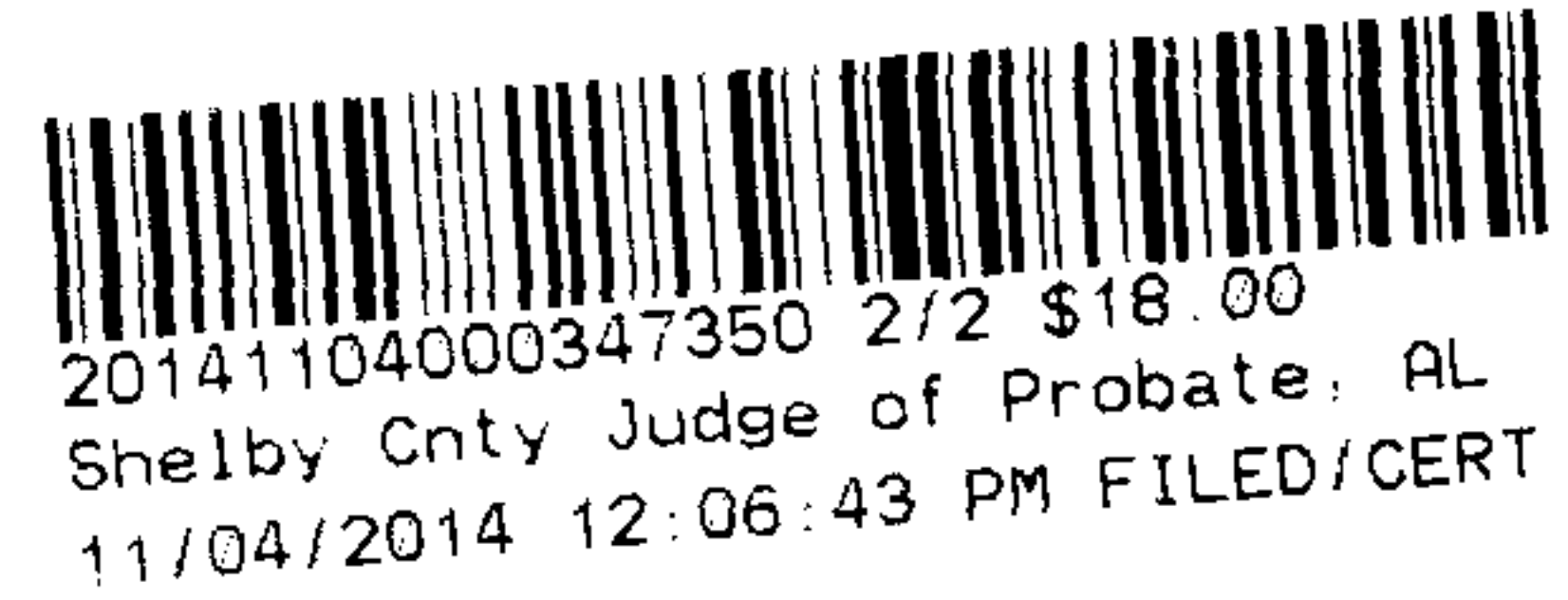
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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

Grantee's Name Sheryl E Johns
Mailing Address 150 Cattail Lane
Calera AL
35040

Property Address 150 Cattail Ln
Calera AL
35040

Date of Sale 10/31/14
Total Purchase Price \$ 98000.00
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 reference 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 April Smith

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one