

HUD Case No. 011-651721

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Maria Medrano
513 Canterbury Road
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Eighty Thousand Dollars and 00/100-----(\$80,000.00)
to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

The Secretary of Housing and Urban Development
(hereinafter grantor), does hereby grant, bargain, sell and convey unto
Maria Medrano

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 25, in Block 5, according to the Survey of Oak Mountain Estates, Third Sector, as recorded
in Map Book 5, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: Dec. 17, 2014

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights
of whatever nature appear of record.

\$0.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of
even date herewith.

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TO HAVE AND TO HOLD, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of December, 2014.

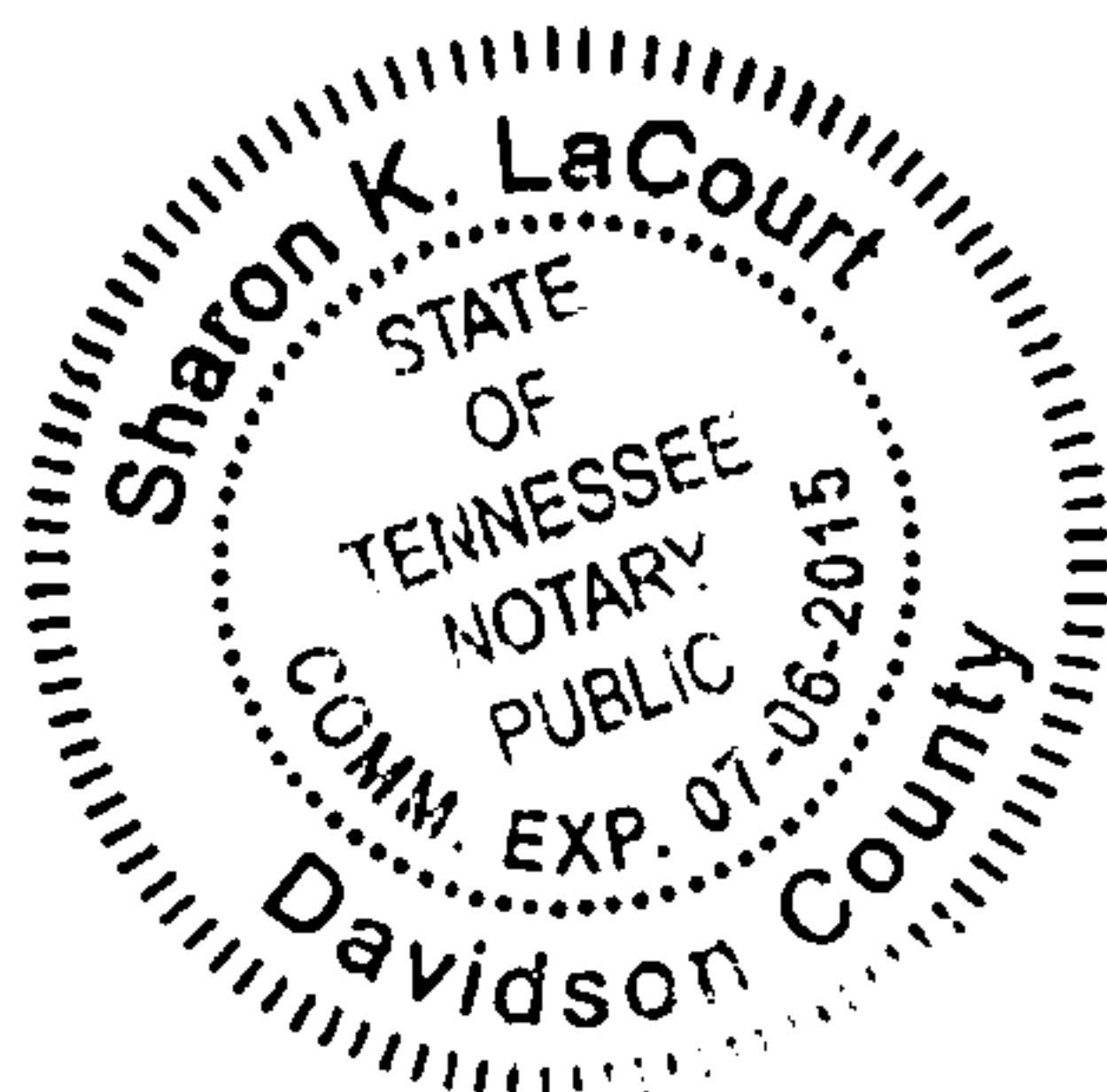
The Secretary of Housing and Urban
Development By HomeTelos,
Management and Marketing Contractor
for HUD-State of Alabama

By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
For HUD by: Darice Green, Assistant Project Manager
Designated Signatory for
HomeTelos

STATE OF TN
DAVIDSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the The Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date of 12/17/14, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledge before me on this day that, being information 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 the 12th day of DECEMBER, 2014.



Sharon K. LaCourt
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 Secretary of Housing & Urban
Development

Grantee's Name Maria Medrano

Mailing Address Case #011-651721, 40 Marietta
Street, Five Points Plaza
Atlanta, GA 30303

Mailing Address 350 Belle Vista MHP #85
Pelham, AL 35234

Property Address 513 Canterbury Road
Pelham, AL 35124

20141217000396970
12/17/2014 03:48:51 PM
DEEDS 3/3

Date of Sale	December 17, 2014
Total Purchase Price	\$80,000.00
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 - Secretary of Housing & Urban Development, Case #011-651721, 40
Marietta Street, Five Points Plaza, Atlanta, GA 30303.

Grantee's name and mailing address - Maria Medrano, 350 Belle Vista MHP #85, Pelham, AL 35234.

Property address - 513 Canterbury Road, Pelham, AL 35124

Date of Sale - December 17, 2014.

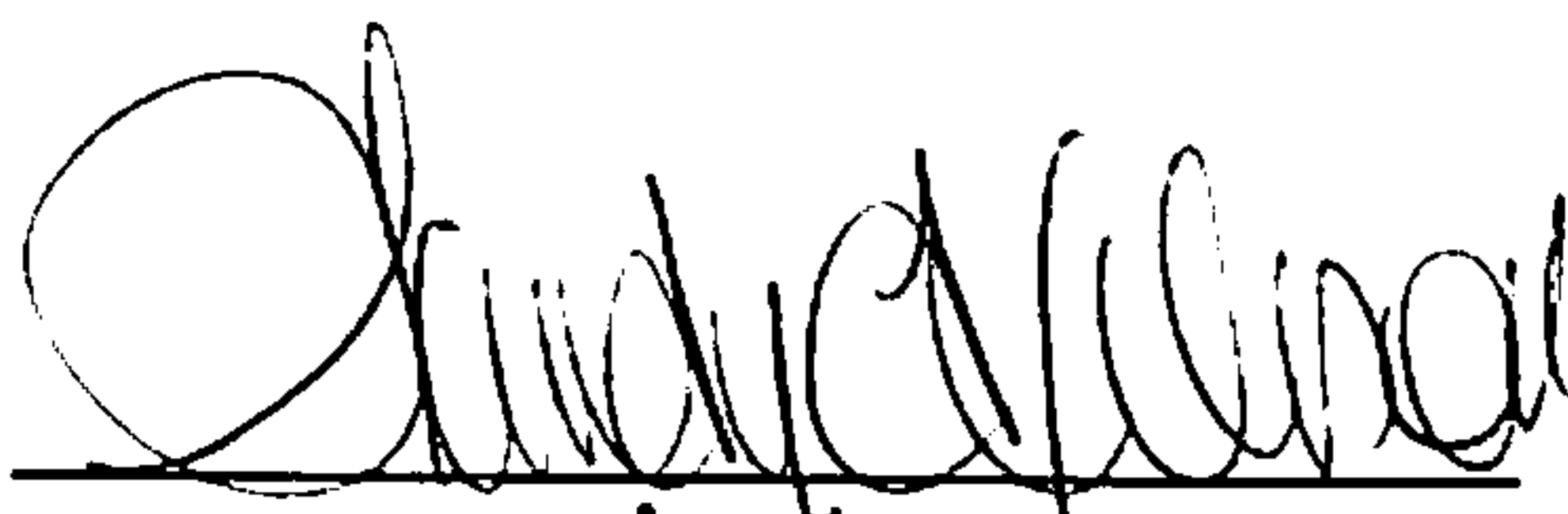
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

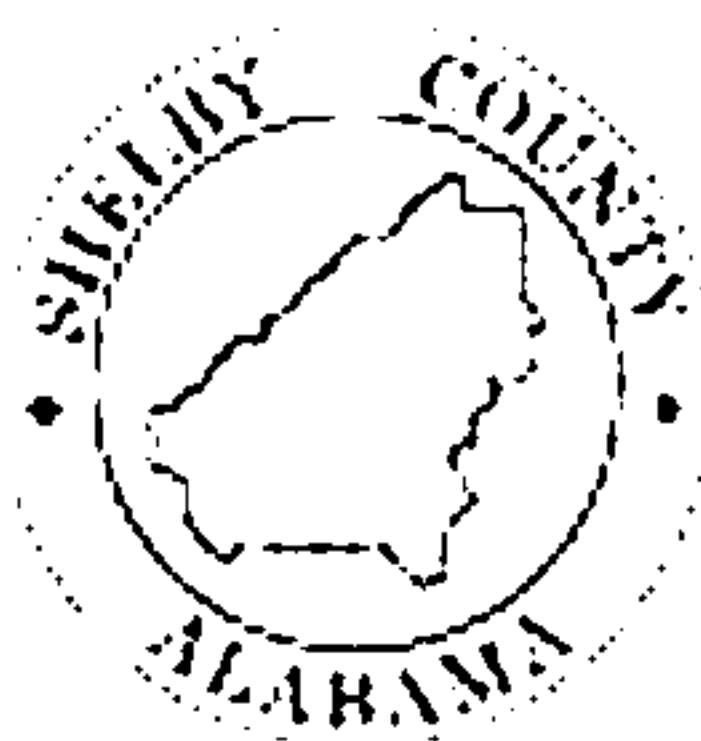
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: December 17, 2014

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/17/2014 03:48:51 PM
\$100.00 CHERRY
20141217000396970

