

011-700350

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Conrex Residential Property
Group 2013-1, LLC
137 Oak Street
Maylene, AL 35114

KNOW ALL MEN BY THESE PRESENTS, that **Secretary of Housing and Urban Development**, for and in consideration of One Hundred and Seven Thousand Dollars (\$107,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **CONREX RESIDENTIAL PROPERTY GROUP, 2013-1, LLC**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

A parcel of land in the SW ¼ of the SE ¼ of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Lot 39 of Woodland Hills, First Phase, Third Sector, as recorded in Map Book 6, Page 7 in the Probate Office of Shelby County, Alabama; thence run West along the South line of said Lot 168.89 feet radial to a point on a clockwise curve on the Easterly right of way Oak Street; said curve having delta angle of 05 degrees 40 minutes 41 seconds and a radius of 305.03 feet; thence run Southerly along the arc of said curve 30.23 feet; thence continue tangent to curve, along said right of way 140.89 feet to the point of beginning, thence continue last course 10.00 feet to the point of a clockwise curve having a delta angle of 32 degrees 47 minutes 05 seconds and a radius of 199.97 feet; thence run along the arc of said curve 114.42 feet to the point of a counterclockwise curve having a delta angle of 90 degrees 00 minutes 00 seconds a radius of 25.00 feet; thence run along the arc of said curve 39.27 feet; thence continue tangent to said curve and Southeast along the North right of way of Hickory Street 126.48 feet; thence turn left 100 degrees 17 minutes 00 seconds and run Northeast 200.73 feet; thence turn left 20 degrees 30 minutes 31 seconds and run North 35.90 feet; thence turn left 91 degrees 59 minutes 32 seconds and run West 160.03 feet to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: Dec. 16, 2014

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated FEBRUARY 3, 2014 and recorded on FEBRUARY 4, 2014 in INSTRUMENT NUMBER 20140204000032080.

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 JUNE 6, 2014 and recorded on OCTOBER 3, 2014 in INSTRUMENT NUMBER 20141003000310230.

TO HAVE AND TO HOLD to the said **Conrex Residential Property Group 2013-1, LLC**, 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 14th day of Dec, 20 14.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
HUD Delegated Authority
For HUD by:
Darice Green, Assistant Project Manager

STATE OF TENNESSEE
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, 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 Dec. 16, 2014, 2014, by virtue of the 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 Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 14th day of December 20 14

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
Five Points Plaza
Atlanta GA 30303

Grantee's Name Conrex Residential
Mailing Address 3 Cordes Street
Charleston, SC
29401

Property Address 137 Oak Street

Date of Sale December 16, 2014

Total Purchase Price \$ 107,000.00

or

Actual Value \$

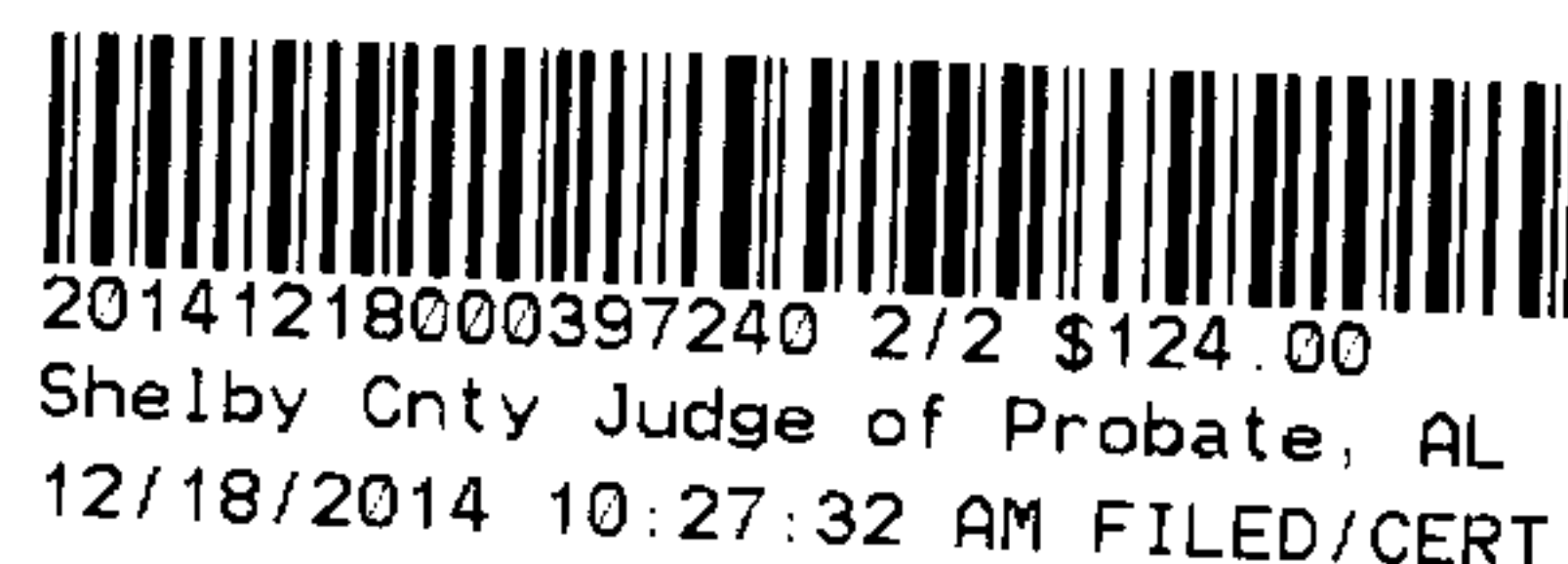
or

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 - 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 Anthony METCALFE

☐ Unattested

Sign Anthony Metcalfe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1