

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT to Branch Banking and Trust Company (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.



20150128000029660 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/28/2015 02:46:46 PM FILED/CERT

Tommy A. Chisolm
11-001548
104 Brynhurst Drive
Chelsea, AL 35043

IN WITNESS WHEREOF, the said Branch Banking and Trust Company by IVAN HOBBS, its
VP, and attested by CHILTON E. MORRIS its AUP, who is authorized to
execute this conveyance, has hereto set its signature and seal, this 10 day of JUNE, 2011.

ATTEST (Corporate Seal)

Signature

Chilton E. Morris AUP
PRINT NAME AND TITLE OF ATTESTING OFFICIAL

Branch Banking and Trust Company

By:

(Signature)

Its:

IVAN HOBBS - VP
PRINT NAME AND TITLE OF EXECUTING OFFICIAL

STATE OF South Carolina
COUNTY OF Greenville



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
IVAN HOBBS and CHILTON E. MORRIS, whose names as VP and
AUP, respectively, of Branch Banking and Trust Company, are signed to the foregoing conveyance,
and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they,
as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity
as aforesaid.

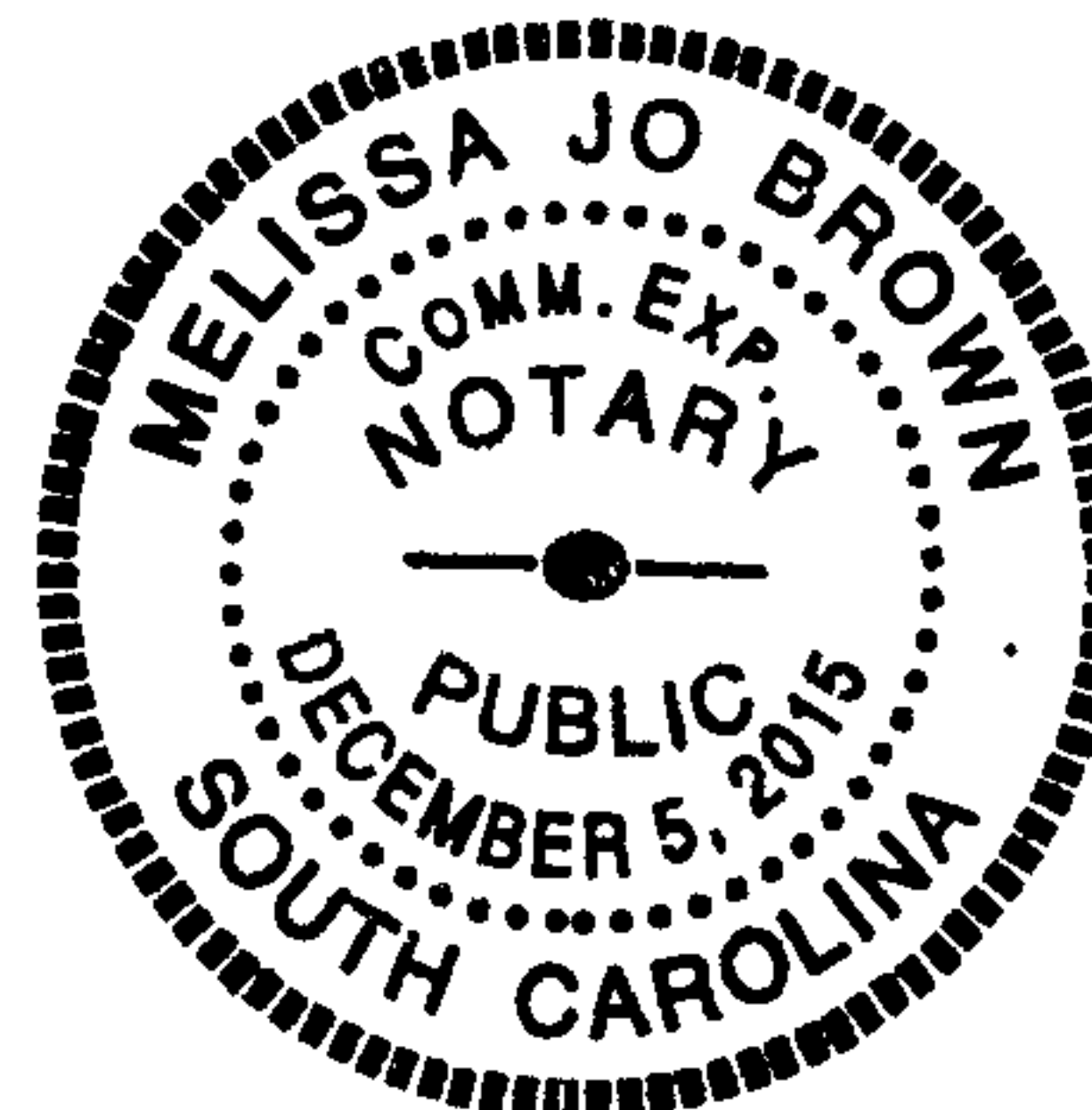
Given under my hand and official seal, this the 10 day of JUNE, 2011.

Melissa Jo Brown
Notary Public

MY COMMISSION EXPIRES: 12.05.2015

GRANTEE'S ADDRESS:
Department of Housing and Urban Development
Michaelson, Connor, and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

This instrument prepared by:
Edith S. Pickett
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209



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Real Estate Sales Validation Form

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

Grantor's Name Branch Banking and Trust Company

Grantee's Name Department of Housing and Urban Development

Mailing Address 301 College Street
Greenville, South Carolina 29601

Mailing Address 4400 Will Rogers Pkwy
Suite 300
Oklahoma City, OK 73108

Property Address 104 Brynhurst Drive
Chelsea, AL 35043

Date of Sale June 15, 2011
Total Purchase Price \$10.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ 189,400.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> Closing Statement | |

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 of 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


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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 1-28-15

Print Matthew Penhale

Unattested

Sign Matthew Penhale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



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