

STATE OF ALABAMA )  
COUNTY OF SHELBY )ss. SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **JPMorgan Chase Bank, National Association**, a national association, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (Attention: Single Family Property Disposition Branch, Beacon Ridge Tower, Suite 300, 600 Beacon Parkway West, Birmingham, AL 35209-3144), his successors and assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 39-A, according to a Resurvey of Lot 17, 1st Sector, Chanda Terrace, as recorded in Map Book 10, Page 19, in the Probate Office of Shelby County, Alabama. Also, a part of Lot 40, Chanda terrace, 2nd Sector, as recorded in Map Book 9, Page 101, said part of Lot 40 being more particularly described as follows: Beginning at the Southwest corner of said lot 40, and run in a Northerly direction along the west line of said lot for a distance of 59.0 feet to the Southwest corner of Lot 39-A, in said line of Lots 29-A and 40 for a distance of 124.74 feet to a point on the curved Southerly right of way line of Richmond Lane; thence turn an angle to the right and run in a Southwesterly direction for a distance of 175.50 feet, more or less, to the point of beginning ; being situated in Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said The Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, JPMorgan Chase Bank, National Association, a national association, has caused this conveyance to be executed in its name by its undersigned officer, this 28<sup>th</sup> day of August, 2014.

JPMorgan Chase Bank, National Association

Sylvia G. Osetkowski 8/28/14  
Its: Sylvia G. Osetkowski  
**Vice President**

STATE OF Florida  
COUNTY OF Duval

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sylvia G. Osetkowski whose name as Vice President of JPMorgan Chase Bank, National Association, a national association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he (she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 28<sup>th</sup> day of August, 2014.

Kenneth Cain II 8.28.14  
Notary Public **Kenneth Cain II**  
My Commission Expires: 10.14.17

This instrument prepared by  
Robert J. Wermuth/clis  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804  
PAROLISI, Joseph

Grantee address:  
US Dept of HUD  
Atlanta Homeownership Center  
Five Points Plaza  
40 Marietta Street  
Atlanta, GA 30303-2806

**Notary Public State of Florida**

KENNETH CAIN II  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # FF 62843  
MY COMMISSION EXPIRES 10-14-2017

20150129000031110 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/29/2015 04:01:28 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name JPMorgan Chase Bank, N.A.  
Mailing Address 3415 Vision Drive  
Columbus, OH 43219

Grantee's Name U.S. Dept. of HUD  
Mailing Address Atlanta Homeownership Center  
Five Points Plaza/40 Marietta Street  
Atlanta, GA 30303-2806

Property Address 2248 Richmond Lane  
Pelham, AL 35124

Date of Sale 8/28/14

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 120,400.00 (Tax Records)



20150129000031110 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/29/2015 04:01:28 PM FILED/CERT

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 Tax Assessor

☐ 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 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 1/22/15

Print REBEKAH P. BEAL

Unattested

Sign [Signature] ATTORNEY

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1