

INVESTOR NUMBER: 0115245201703

20150220000053900 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/20/2015 10:52:13 AM FILED/CERT

PNC Mortgage, a division of PNC Bank, National Association CM #: 229175

MORTGAGOR(S): GEORGE MUHIA

Grantee's Address:

Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **PNC Bank National Association**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

229175 *SWD* *G

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IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 29 day of January, 2015.

PNC BANK NATIONAL ASSOCIATION

By: 
Rodney Carpenter

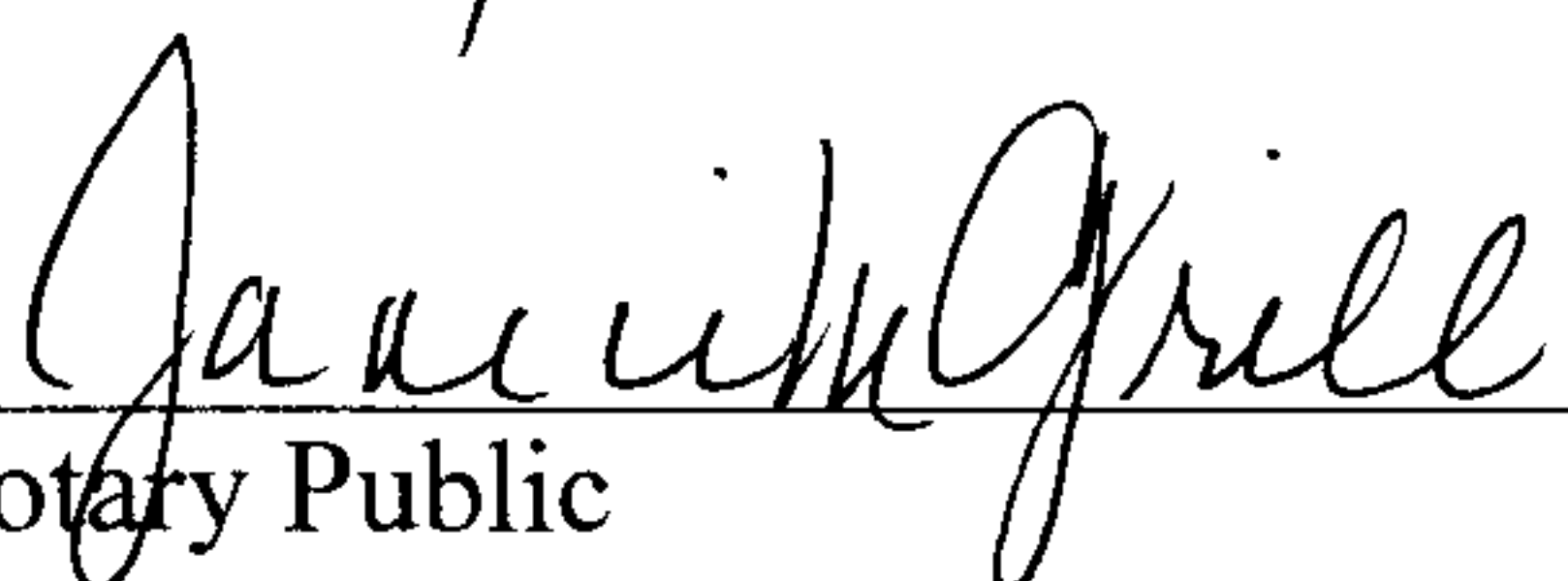
Its: Authorized Signer

STATE OF OHIO)

COUNTY OF Montgomery)

I, Janice M Grill, a Notary Public in and for said County in said State, hereby certify that Rodney Carpenter, whose name as Authorized Signer of PNC Bank 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 Authorized Signer officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 29th day of January, 2015.


Notary Public

My Commission Expires: April 5, 2017

THIS INSTRUMENT PREPARED BY:

Rebecca Redmond
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727



Real Estate Sales Validation Form

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

Grantor's Name PNC Bank National Association
successor by merger to National
City Mortgage Co. dba
Commonwealth Mid-Atlantic
Mortgage

Grantee's Name Secretary of Housing and Urban
Development

Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

Mailing Address 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Property Address 117 Canyon Pl
Pelham, AL 35124

Date of Sale 1/29/2015

Total Purchase Price \$100,522.82

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 Foreclosure Deed

☐ 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.

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 2/17/2015

Print Derick Hunt, title specialist

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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