



20150223000056940 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/23/2015 03:16:55 PM FILED/CERT

INVESTOR NUMBER: 0115976024703

JPMorgan Chase Bank, National Association CM #: 289570
MORTGAGOR(S): GINGER G. CLARK

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 Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **JPMorgan Chase 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:

The land referred to in this policy is situated in the State of Alabama, County of Shelby, City of Pelham, and described as follows:

Having a tax identification number of 13-1-02-1-000-019-046A parcel of land located in the City of Pelham, County of Shelby, State of Alabama, and known as being lot number Lot 33 in Sugar Oaks AMD Map of as shown in the recorded Plat Map thereof in 16-126 of Shelby County Records.

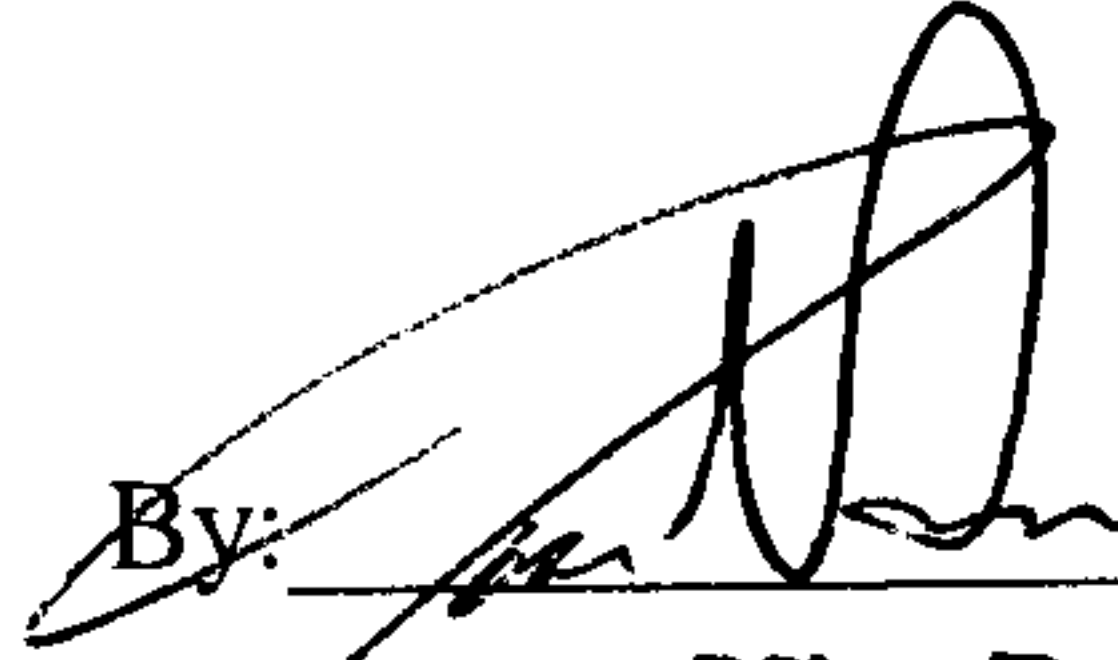
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

***289570* *SWD* ***


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 13 day of August, 2014.

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

By:  8-13-14
David L Senesac
Vice President
Its: _____

STATE OF FLORIDA)
COUNTY OF DUVAL)


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I, Kenneth Cain II, a Notary Public in and for said County in said State, hereby certify that David L Senesac whose name as Vice President of JPMorgan Chase 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 Vice President, and with full authority, executed the same voluntarily for and as the act of said Vice President.

Given under my hand this the 13 day of August, 2014.

Kenneth Cain II 8.13.14
Notary Public Kenneth Cain II
Notary Public State of Florida
My Commission Expires: 10-14-17

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

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

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, National Association c/o JPMorgan Chase Bank, National Association	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	10790 Rancho Bernardo Road San Diego, CA 92127	Mailing Address	4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108-183
Property Address	101 Sugar Drive Pelham, AL 35124	Date of Sale	8-13-14

Total Purchase Price \$66,740.00
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 Foreclosure Deed

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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

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 2/18/2015

☐ Unattested
☐ (verified by)

Print Melani G. Lowry, title specialist

Sign 
(Grantor/Grantee/Owner/Agent) circle one