


Prepared by and Return to:
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

20150325000093230


20150325000093230 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/25/2015 10:03:44 AM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF SHELBY

FHA CASE No:011-5599333-703

SOURCE OF TITLE:
Instrument No. 20070117000025060

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUNTRUST MORTGAGE, INC.**, whose principal place of business is located at 1001 Semmes Avenue, Richmond, VA 23224, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Secretary of Housing and Urban Development** (Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, c/o Michaelson, Connor and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 116, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of 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, **Secretary of Housing and Urban Development**, its successors and/or assigns, forever.

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 Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, SunTrust Mortgage, Inc., has caused this conveyance to be
 executed in its name by its undersigned officer(s), this 26 day of
July, 2013.

By: Eric Coss
 TITLE:

Eric Coss
Vice President

By: Sandra Lancaster
 TITLE: **Sandra Lancaster**
Vice President

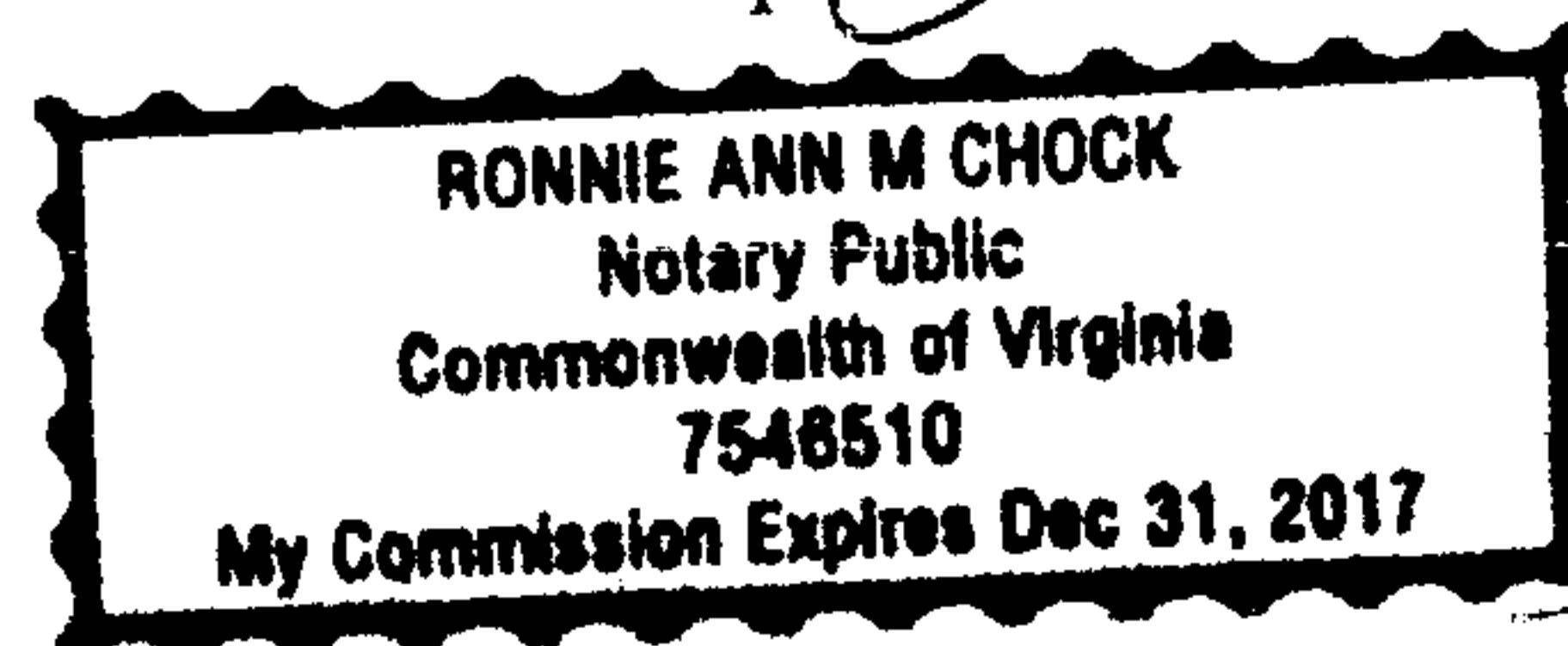
THE STATE OF VA
 COUNTY OF Richmond
City

I, the undersigned Notary Public in and for said State and County, do hereby certify that
ERIC COSS and SANDRA LANCASTER who are the
VICE PRESIDENT and VICE PRESIDENT, respectively of **SUNTRUST**
MORTGAGE, INC., 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 this conveyance,
 they, as such officers and with full authority, executed the same voluntarily for and as the act of
 said corporation.

Given under my hand this the 26 day of July, 2013.

Ronnie Ann M Chock
 NOTARY PUBLIC

My Commission Expires:



Real Estate Sales Validation Form



20150325000093230 3/3 \$21.00
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This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).
20150325000093230 03/25/2015 10:03:44

Grantor's Name SunTrust Mtg, Inc
Mailing Address 1001 Semmes Ave
Richmond, VA 23224

Grantee's Name HUD
Mailing Address 4400 Will Rogers Prkway
Ste 300
Oklahoma City, OK 73108

Property Address 127 Winners Circle
Calera, AL 35040

Date of Sale 7/2/2013
Total Purchase Price \$ 104,042.75

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 Post Foreclosure

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 3/20/15

Print Shamiko Hails

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/25/2015 10:03:44 AM
\$21.00 CHERRY
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Print Form

Form RT-1