

FHA/HUD: 011-5442350-703

MORTGAGOR(S): Adam Nelson and Amy Nelson

**SPECIAL WARRANTY DEED**



20150427000136170 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 01:02:58 PM FILED/CERT

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Trustmark National Bank, does hereby grant, bargain, sell and convey unto Grantee, Secretary of Housing and Urban Development (HUD), the following real estate situated in the County of Shelby, State of Alabama, to wit:

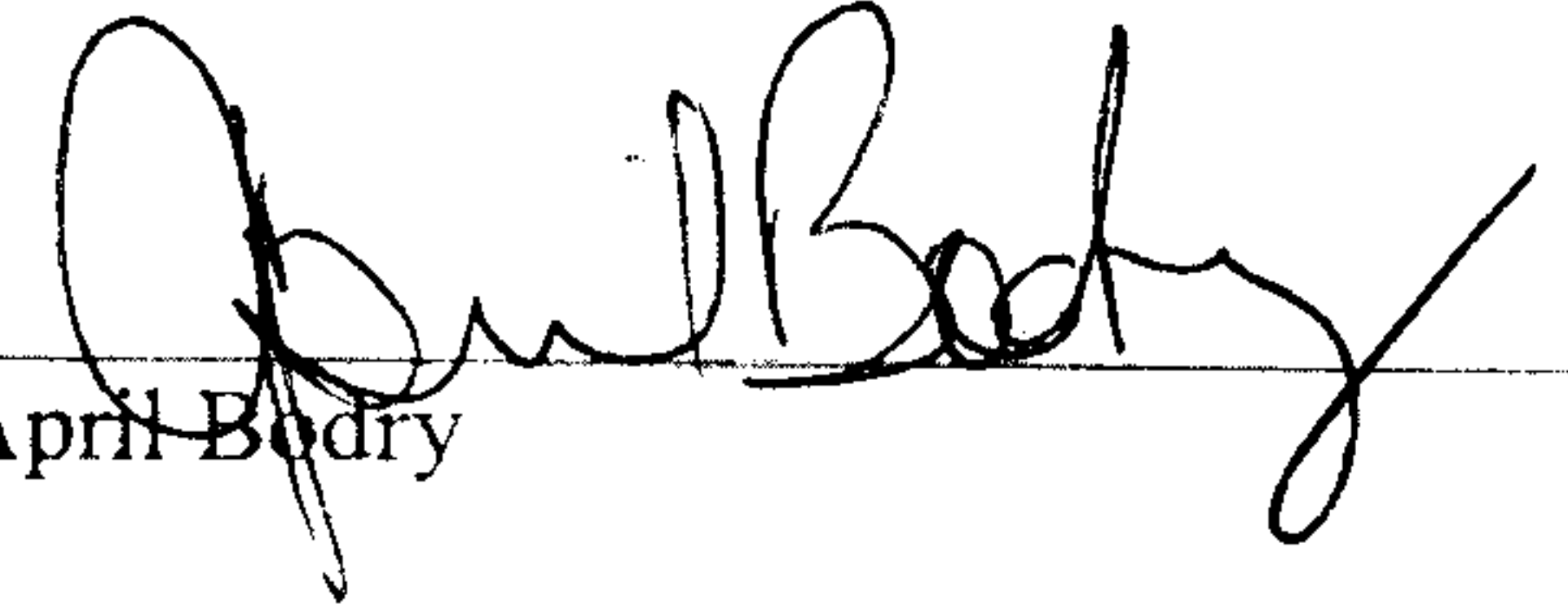
Lot 821A, according to the Survey of Waterford Townhomes, Sector I, Phase I, as recorded in Map Book 35, Page 107, in the Probate Office of Shelby County, Alabama.

**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.

**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.

**IN WITNESS WHEREOF,** said Grantor has hereunto set its signature this 20 day of April, 2015.

Trustmark National Bank

By:   
April Bodry

Its: Vice President



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**STATE OF MISSISSIPPI  
COUNTY RANKIN**

**Acknowledgment**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that April Bodry, whose name as Vice President of Trustmark National Bank, 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 this conveyance, he/she, as such Vice President and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of April, 2015.

[Notary Seal]



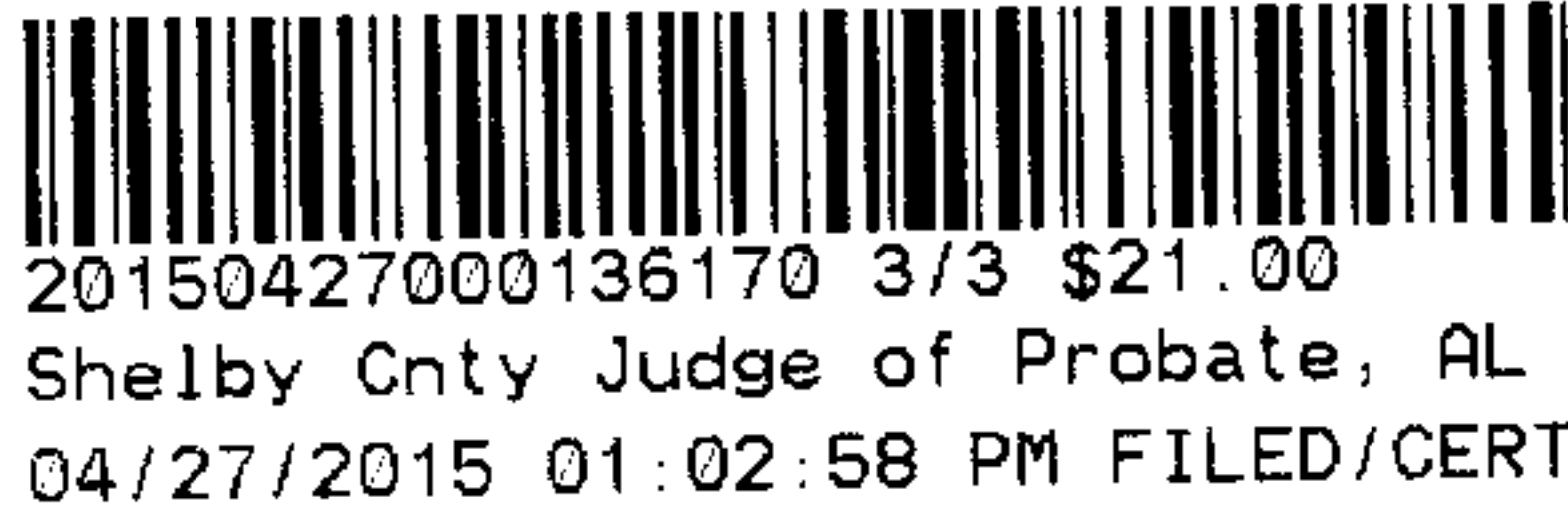
Jaime McNeECE  
Notary Public  
My Commission Expires: 8/17/17

This instrument prepared by:  
Paul K. Lavelle  
SPINA & LAVELLE, P.C.  
One Perimeter Park South  
Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee

Real Estate Sales Validation Form

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

Grantor's Name Trustmark National Bank  
Mailing Address P O Box 522  
Jackson MS 39205



Grantee's Name FHA/ HUD  
Mailing Address 451 7th Street S.W.  
Washington, DC 20410

Property Address 530 Waterford Lake Circle  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ **\$88,601.54**  
or  
Actual Value \$ \_\_\_\_\_  
or  
Actual 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  Special Warranty 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.

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 \_\_\_\_\_  
Unattested \_\_\_\_\_  
(verified by)

Spina & Lavelle, P.C.  
By: Paul Lavelle  
Sign: [Signature]

As Attorney for: Trustmark National Bank