

011-670222

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Crystal Adams  
210 Pine Hill Drive  
Columbia, AL 35051

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, for and in consideration of Seventy Three Thousand Ten Dollars (\$73,010.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto CRYSTAL ADAMS, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

A part of the Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of Section 24, Township 21 South, Range 1 West, more particularly described as follows:  
Commencing at the Northeast corner of the said Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of Section 24, Township 21 South, Range 1 West, and run along the North line of said forty acres, South 89 degrees 00' West for a distance of 808.0 feet; thence turn an angle of 90 degrees 00' to the left and run South 1 degree 00' East along the East side of Moon and Rabren and Fulton lots for a distance of 610.0 feet to the point of beginning of the lot herein described and conveyed; thence turn an angle of 90 degrees 00' to the right and run South 89 degrees 00' West along the South boundary of said Fulton lot for a distance of 208.4 feet; thence turn an angle of 90 degrees 00' to the left and run South 1 degree 00' East for a distance of 50.0 feet; thence turn an angle of 90 degrees to the right and run South 89 degrees 00' West for a distance of 54.4 feet; thence turn an angle of 90 degrees 00' to the left and run South 1 degree 00' East for a distance of 95.0 feet to the Northwest corner of the Edwin L. Joiner and Martha B. Joiner lot as described in that deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 225 at Page 334; thence turn an angle of 90 degrees 00' to the left and run thence North 89 degrees 00' East along the North boundary of said Joiner lot for a distance of 262.80 feet; thence turn an angle of 90 degrees 00' to the left and run thence North 1 degree 00' West for a distance of 145.0 feet to the point of beginning. Said Lot fronting on Pine Hill Drive.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

4-24-15

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 10, 2013 and recorded on August 21, 2013 in Instrument 20130821000341120.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated May 13, 2014 and recorded on January 7, 2015 in Instrument 20150107000007330.

TO HAVE AND TO HOLD to the said Crystal Adams, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 21 day of April, 2015

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By PEMCO Management and Marketing  
Contractor for HUD-State of Alabama

By: [Signature]  
Sue Williams  
Designated Signatory for PEMCO

STATE OF GEORGIA  
COUNTY OF Cobb

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Sue Williams, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date April 24, 2015 by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 21 day of April, 2015

NOTARY PUBLIC  
My Commission Expires

THIS INSTRUMENT PREPARED BY: Smith Closing & Title, LLC  
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830



SHARON LEE  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
JANUARY 21, 2019



20150429000139770 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/29/2015 10:31:18 AM FILED/CERT

# Real Estate Sales Validation Form

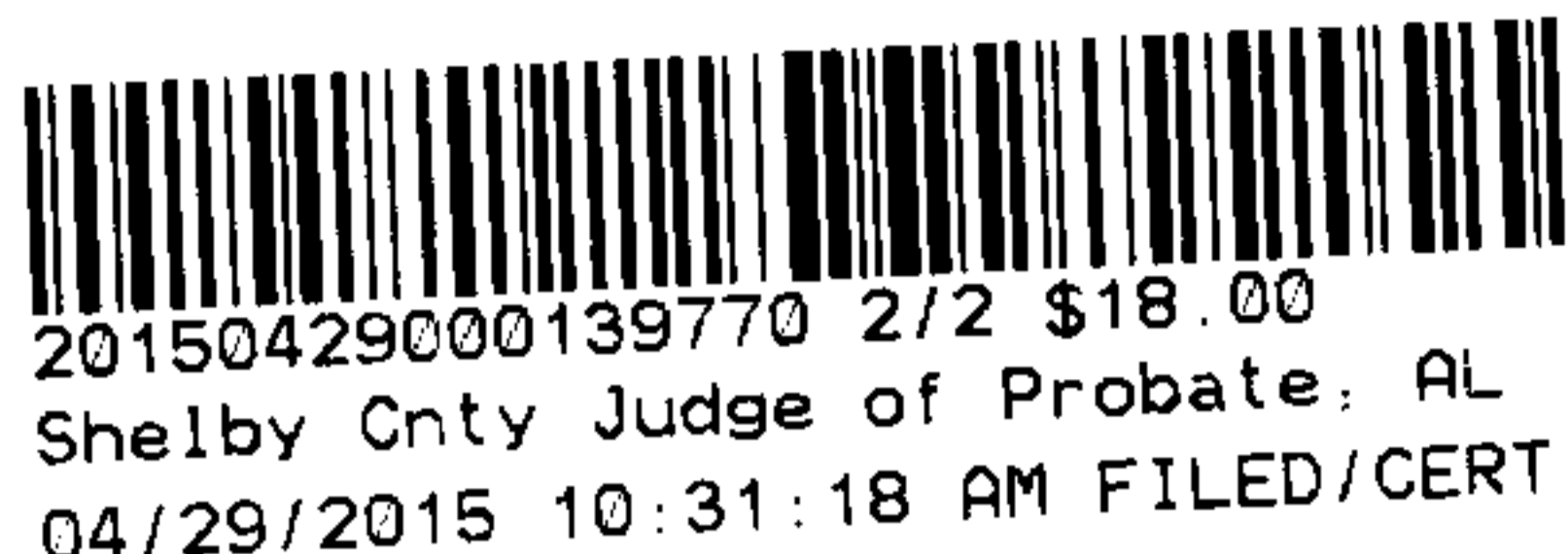
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name US Dept of HUD  
Mailing Address 40 Marietta Street NW  
Five Points Plaza  
Atlanta GA 30303

Grantee's Name Crystal Adams  
Mailing Address 210 Pine Hill Dr  
Columbia AL  
35051

Property Address 210 Pine Hill Dr  
Columbia AL  
35051

Date of Sale 4-24-15  
Total Purchase Price \$ 73010.00  
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

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 4/24/15

☐ Unattested

(verified by)

Print Crystal Adams  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1