

STATE OF ALABAMA
COUNTY OF SHELBY

**Special
Warranty Deed**
Case #011-717095

Know all Men by these Presents: That, in consideration of One Hundred Twenty Three Thousand Five Hundred and No/100ths Dollars (\$123,500.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto MICHELLE LUCE (herein referred to as “Grantee”) as individual, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, thence from the East line of said quarter-quarter, turn an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 974 feet to the point of beginning; thence turn an angle to the left of 91 degrees 00 minutes and run in a Southwesterly direction a distance of 218.81 feet, thence turn an angle to the right of 91 degrees 21 minutes and run in a Northwesterly direction a distance of 381.70 feet, thence turn an angle to the right of 49 degrees 15 minutes 24 seconds and run in a Northerly direction a distance of 99.61 feet, thence turn an angle to the left of 48 degrees 56 minutes 06 seconds and run in a Northwesterly direction a distance of 207.93 feet to its intersection with the Southeast right of way line of Valleydale Road, thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a Northeasterly direction along the Southeasterly right of way line of Valleydale Road a distance of 22.02 feet; thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a Southeasterly direction a distance of 207.81 feet, thence turn an angle to the right of 48 degrees 56 minutes 06 seconds and run in a Southerly direction a distance of 99.53 feet, thence turn an angle to the left of 49 degrees 15 minutes 24 seconds and run in a Southeasterly direction a distance of 222.73 feet, thence turn an angle to the left of 91 degrees 21 minutes and run in a Northeasterly direction a distance of 197.89 feet, thence turn an angle to the right of 91 degrees 00 minutes and run in a Southeasterly direction a distance of 149.31 feet to the point of beginning. Situated in Shelby county, Alabama.

Parcel II:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West, thence from the East line of said quarter-quarter turn in an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 1,148.31 feet, thence turn in an angle to the left 91 degrees 00 minutes and run in a Southwesterly direction for a distance of 218.74 feet thence turn in an angle to the left of 88 degrees 39 minutes and run in a Southeasterly direction for a distance of 36.33 feet for the point of beginning. From the point of beginning, thus obtained continue along last described course for a distance of 40 feet thence turn an angle to the right of 105 degrees 00 minutes and run in a Southwesterly direction for a distance of 10 feet, thence turn an angle to the right of 89 degrees 27 minutes and run in a Northwesterly direction for a distance of 38.60 feet to the point of beginning.

Parcel III:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter, Section 16 Township 19 South, Range 2 West; thence from the East line of said quarter-quarter, turn an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 1,148.31 feet to the point of beginning, from the point of beginning thus obtained thence turn an angle to the left of 91 degrees, and run in a Southwesterly direction a distance of 197.47 feet, thence turn an angle to the left of 88 degrees 39 minutes and run in a Southeasterly direction for a distance of 25.01 feet, thence turn an angle to the left of 91 degrees 21 minutes and run in a Northeasterly direction for a distance of 197.89 feet, thence turn an angle to the left of 89 degrees and run in a Northwesterly direction for a distance of 25 feet to the point of beginning.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.). Deed dated June 6, 2014 and recorded on March 18, 2015 in Instrument #2015-0318000085640.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-6-15

011 - 717 095

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 6, 2014 and recorded on July 15, 2014 in Instrument #20140715000215310.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights and taxes and assessments for the year 2015 and all subsequent years and the following:

1. Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 177, page 34, and Deed Book 177, page 62, in the Probate Office.
2. Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed Book 186, page 222, in the Probate Office.
3. Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated June 6, 2014, recorded in Inst. No. 20140715000215310. The Company does not attempt to set out the names of all parties entitled to redeem and by accepting this commitment/policy, the Insured releases the Company and its agent of any such duty or obligations. The Company insures the Insured lender against all loss arising out of the exercise of any outstanding right of redemption.

APV 123,500.00

\$ 149,795.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

In Witness Whereof, the undersigned has set his/her hand as the duly authorized representative of the

Secretary of Housing and Urban Development this 4th day of May, 2015.

Joie K. Estes
WITNESS

The Secretary of Housing and Urban Development

HomeTelos, LP as Asset Manager
Contracted Designated Signatory for HomeTelos

STATE OF TN
COUNTY OF Davidson

For HUD by: _____
Darice Green, Assistant Project Manager

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, 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 May 4, 2015, by virtue of the authority vested in him/her under the Redlegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.), 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 seal this 4th day of May, 2015.

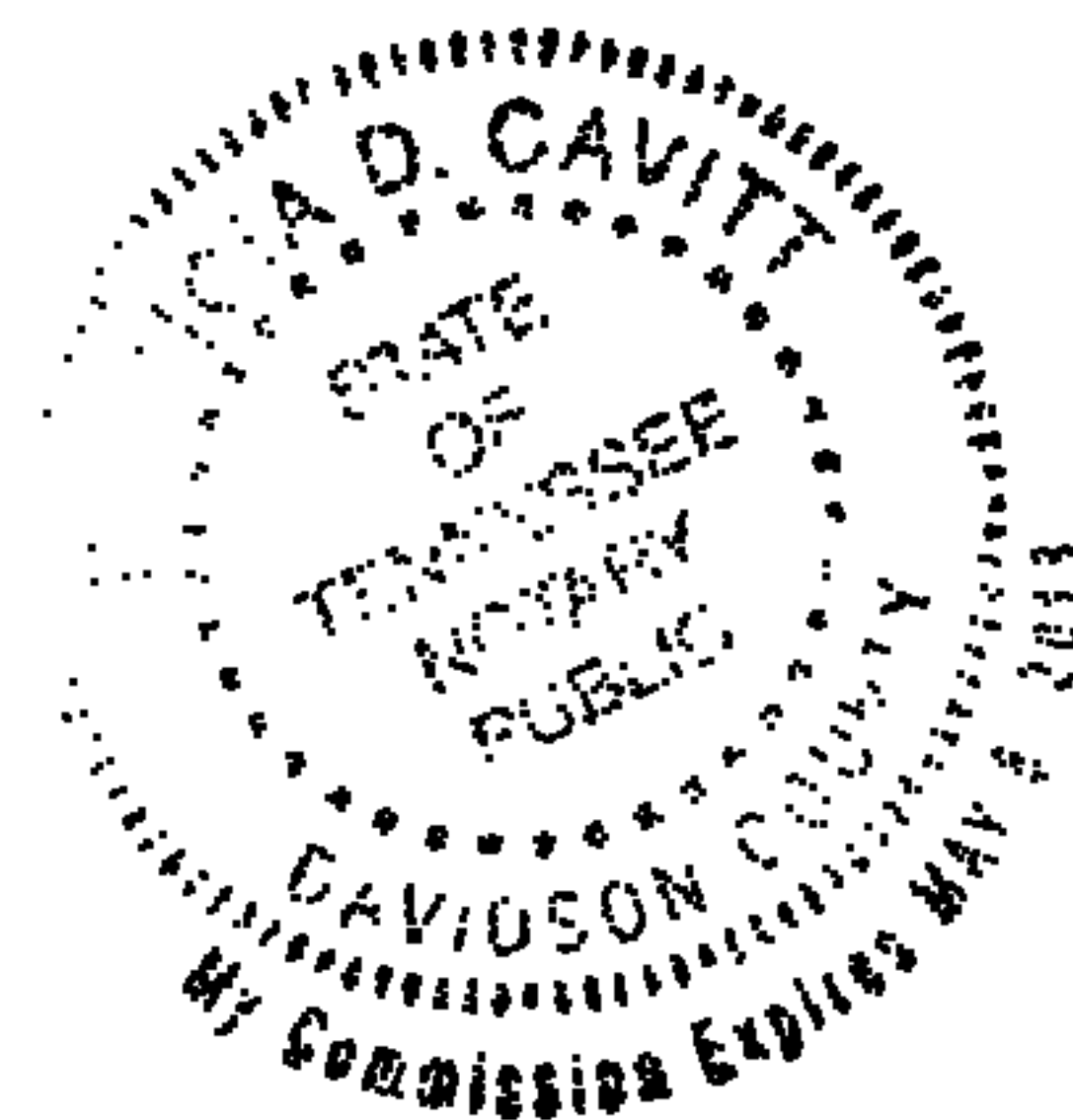
[Signature]
Notary Public
My commission expires _____

GRANTEE'S MAILING ADDRESS:

99 Valleydale Ct
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-04-4568



Real Estate Sales Validation Form

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

Grantor's Name	The Secretary of Housing and Urban Development	Grantee's Name	Michelle Luce
Mailing Address	40 Marietta Street Atlanta, GA 30303	Mailing Address	99 Valleydale Ct Birmingham, AL 35244

Property Address 99 Valleydale Ct
Birmingham, AL 35244

Date of Sale 05/06/2015
Total Purchase Price \$123,500.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 5/6/15

Print: Michelle Luce

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2015 09:10:20 AM
\$21.00 CHERRY
20150507000149310