

20150709000232350  
07/09/2015 02:11:04 PM  
DEEDS 1/2

HUD Case No.: 011-713397

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Western REI, LLC  
3360 Davey Allison Blvd  
Hueytown, AL 35023

STATE OF ALABAMA )

COUNTY OF SHELBY )

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY-FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN AND 50/100 DOLLARS (\$54,957.50) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, WESTERN REI, LLC (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 19, according to the Survey of Kingwood Townhomes Phase Three as recorded in Map Book 20, page 91, Shelby County, Alabama, records.

\$54,957.50 of the above-recited consideration is being paid in cash.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated October 16, 2014 and recorded in Instrument 20141017000329260, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Property address: 1637 King James Drive, Alabaster, AL 35007

Effective date of deed is July 8, 2015.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 8 day of July, 2015.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
OF WASHINGTON, D.C.

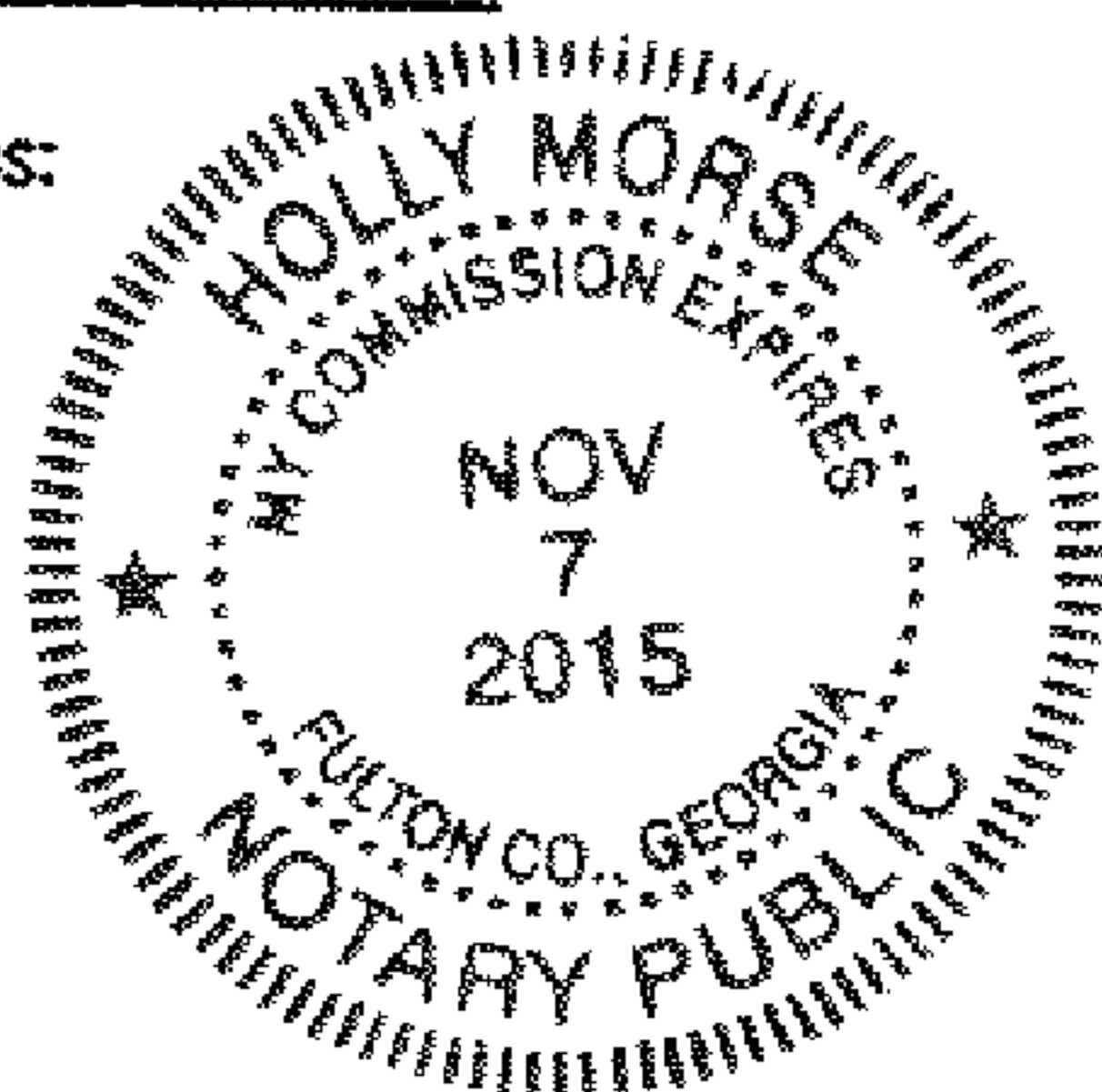
K. Martin  
By: Kendra Martin  
Title: As HUD's Designated Agent

STATE OF Georgia )  
COUNTY OF Fulton )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that on this date personally appeared Kendra Martin, as (title) As HUD's Designated Agent for the Secretary of Housing and Urban Development of Washington, D.C., whose name 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 instrument, (s)he executed the same voluntarily on behalf of, as the free act and deed of, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of July, 2015.

Holly Mors  
NOTARY PUBLIC  
My commission expires:



**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 and DEVELOPMENT**Grantee's Name **WESTERN REI, LLC**Mailing Address **40 MARIETTA STREET  
ATLANTA, GA 30303**Mailing Address **3360 DAVEY ALLISON BLVD  
HUEYTOWN, AL 35023**Property Address **1637 KING JAMES DRIVE  
ALABASTER, AL 35007**Date of Sale **July 8, 2015**Total Purchase Price **\$54,957.50**

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☐ 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 - 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 **July 8, 2015**Print **Malcolm S. McLeod**☐ Unattested

*[Signature]*  
(verified by)

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires**  
**March 8th, 2018**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/09/2015 02:11:04 PM  
\$72.00 DEBBIE  
20150709000232350

*[Signature]*