



20150727000255060 1/2 \$84.50
Shelby Cnty Judge of Probate, AL
07/27/2015 12:07:58 PM FILED/CERT

011-523410

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Conrex Residential Property
Group 2013-1, LLC
98 Bonnieville Dr
Calera, AL 35040

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 Sixty Seven Thousand Thirty Dollars and No/100 Dollars (\$67,030.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto CONREX RESIDENTIAL PROPERTY GROUP 2013-1, LLC, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 44, according to the Survey of Willow Cove, Phase I, as recorded in Map Book 23, Page 75, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

July 23, 2015

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JUNE 25, 2014 and recorded on JUNE 25, 2014 in INSTRUMENT NUMBER 20140625000192600.

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 JULY 2, 2014 and recorded on MARCH 17, 2015 in INSTRUMENT NUMBER 20150317000083290.

TO HAVE AND TO HOLD to the said Conrex Residential Property Group 2013-1, LLC, 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 16 day of July, 2015

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

By: Ray Muhammad
Designated Signatory for PEMCO

Shelby County, AL 07/27/2015
State of Alabama
Deed Tax: \$67.50

STATE OF GEORGIA
COUNTY OF COBB

I, Ray Muhammad, a Notary Public in and for said County in said State, do hereby certify that Ray Muhammad, 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 July 16, 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 16 day of July, 2015

Ray Muhammad
NOTARY PUBLIC
My Commission Expires: January 21, 2019

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

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 Department of HUD
Mailing Address 40 Marietta Street NW
Five Points Plaza
Atlanta, GA 30303

Grantee's Name CONREX RESIDENTIAL PROPERTY GROUP
Mailing Address 2013-1, LLC
3 CORDES ST
CHARLESTON, SC 29401

Property Address 98 BONNIEVILLE DR
CALERA, AL 35040

Date of Sale JULY 23, 2015
Total Purchase Price \$ 67,030.00

or
Actual Value \$
or
Assessor's Market Value \$


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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 _____

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1