

011-559933

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Shannon Elizabeth Hays
127 Winners Cir
Calera, AL 35040

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of **Seventy Thousand Two Hundred Forty Dollars and No/100 (\$70,240.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **SHANNON ELIZABETH HAYS, married**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 116, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-24-15

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 2, 2013 and recorded on July 29, 2013 in Instrument 20130729000306000.

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 26, 2013 and recorded on March 25, 2015 in Instrument 20150325000093230.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said **Shannon Elizabeth Hays**, 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 July, 2015.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD

HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
By: _____
For HUD by: HUD Delegated Authority
Darice Green, Assistant Project Manager

STATE OF TENNESSEE
COUNTY OF Davidson

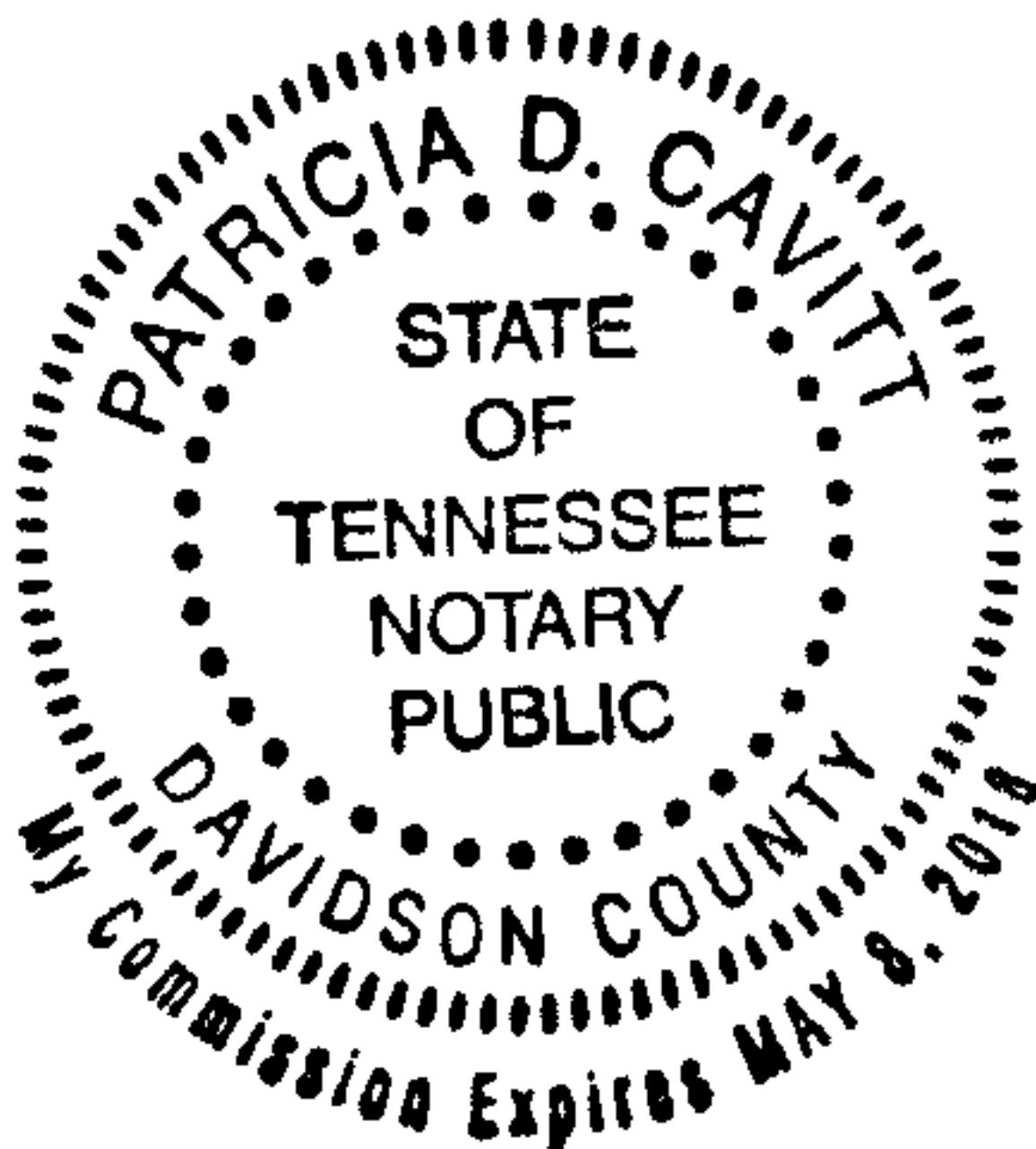
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date July 21, 2015, by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice 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 July, 2015

Shelby County, AL 07/29/2015
State of Alabama
Deed Tax: \$2.50

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



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 Shannon Elizabeth Hays
Mailing Address 127 Winners Circle
Calera AL
35040


Property Address 127 Winners Cir
Calera AL
35040

Date of Sale 7.24.15
Total Purchase Price \$70,240.00
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


20150729000258450 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
07/29/2015 09:32:02 AM FILED/CERT

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 _____

Print April Smith

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1