

## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
**TROY TABOR**  
1931 GALLANT FOX DR  
HELENA, AL 35080

**KNOW ALL MEN BY THESE PRESENTS**, that **Secretary of Housing and Urban Development**, for and in consideration of **NINETY-SEVEN THOUSAND TWO-HUNDRED FIFTY-SEVEN AND 75/100(\$97,257.75)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **TROY TABOR, AN INDIVIDUAL** in fee simple, together with every right of reversion, the following described real property situated in the County of **SHELBY**, State of **Alabama**:

Lot 81, according to the survey of amended map of Dearing Downs, 9<sup>th</sup> Addition, Phase II, as recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:**

**Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated DECEMBER 26, 2013 and recorded on DECEMBER 27, 2013 in INSTRUMENT NUMBER 20131227000492670.**

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 DECEMBER 31, 2013 and recorded on JULY 7, 2015 in INSTRUMENT NUMBER 20150707000228650.

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 **TROY TABOR, AN INDIVIDUAL**, 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 4 day of August, 20 15.

Shelby County, AL 08/10/2015  
State of Alabama  
Deed Tax: \$97.50

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

By: John Telos, LP as Asset Manager  
 Signature to: C-792-23637

HUD Delegated Authority  
Bonnie Losurzo, Project Manager

STATE OF TENNESSEE  
COUNTY OF DAVIESS

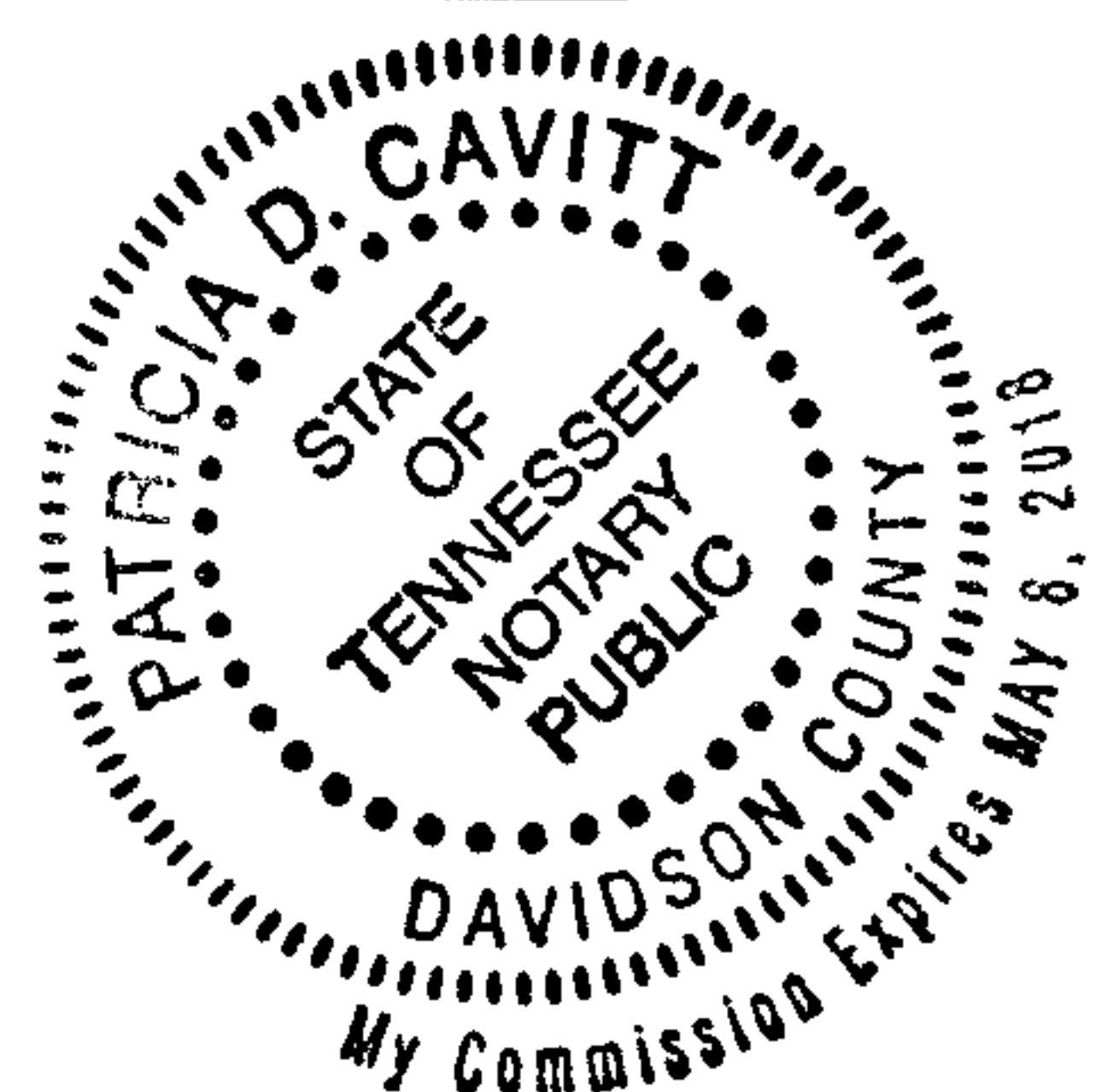
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that BONNIE LOSURDO, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date August 4, 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 4 day of

~~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 Tracy Taber  
Mailing Address 3086 Arbor Bend  
Shen AL  
35244

Property Address 1931 Gallant Fox Dr  
Helena AL  
35080

Date of Sale 8-7-15  
Total Purchase Price \$97,257.75

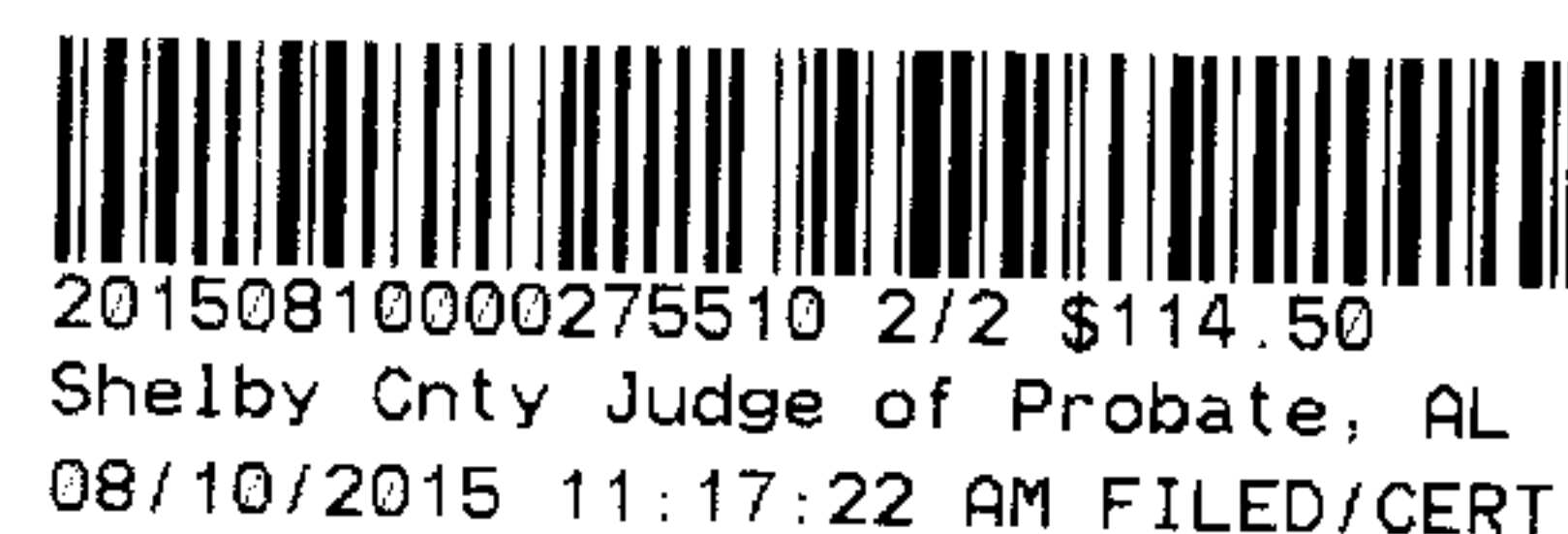
or  
Actual Value \$

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 \_\_\_\_\_

Print April Smith

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one