

STATE OF ALABAMA)
COUNTY OF SHELBY)

20150812000279600 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/12/2015 11:37:03 AM FILED/CERT

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned Alabama Housing Finance Authority (hereinafter called the "Grantor") has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D.C., his successors and assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

Lot 48, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19, Page 78 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following: A part of Lot 48, Saint Charles Place, Jackson Square, Phase Two, Sector Two, according to the survey and subdivision plat by Jimmy A. Gay, which is recorded in Map Book 19, Page 78 in the Probate Office of Shelby County in Columbiana, Alabama further described as follows: Beginning at the Northwest corner of Lot 48 (front corner between Lots 47 and 48) and go in a Southerly direction along original property line between the said Lots 47 and 48 for a distance of 131.02 feet to the original Southwest corner of Lot 48 (original rear corner between Lots 47 and 48; thence turn left 124 deg. 32 min. 08 sec. and go in a Northeasterly direction along the original rear line of Lot 48 for a distance of 10.00 feet; thence turn left 59 deg. 13 min. 30 sec. and go in a Northerly direction a distance of 125.62 feet to the point of beginning of that part of Lot 48 herein described; Being situated in Shelby County, Alabama.

This Conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Alabama Housing Finance Authority, has caused this conveyance to be executed in its name by its undersigned officer, this 18 day of June, 2015.

ALABAMA HOUSING FINANCE
AUTHORITY
BY: Gregory E. Beavers
ITS: Servicing Manager

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gregory E. Beavers whose name as Servicing Manager of Alabama Housing Finance Authority 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 this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 18 day of June, 2015.
Angie Sexton
NOTARY PUBLIC
My Commission Expires: 09/18/17

This instrument prepared by:
Bowdy J. Brown, Esq.
Sasser, Sefton & Brown, P.C.
Post Office Box 4539
Montgomery, AL 36103-4539

Our File No.: 49696-1658 Nicholas E. Yourgules and Amber Yourgules
FOR AD VALOREM TAX PURPOSES: Secretary of Housing and Urban Development, 950 22nd Street N., Suite 900, Birmingham, Alabama 35203.

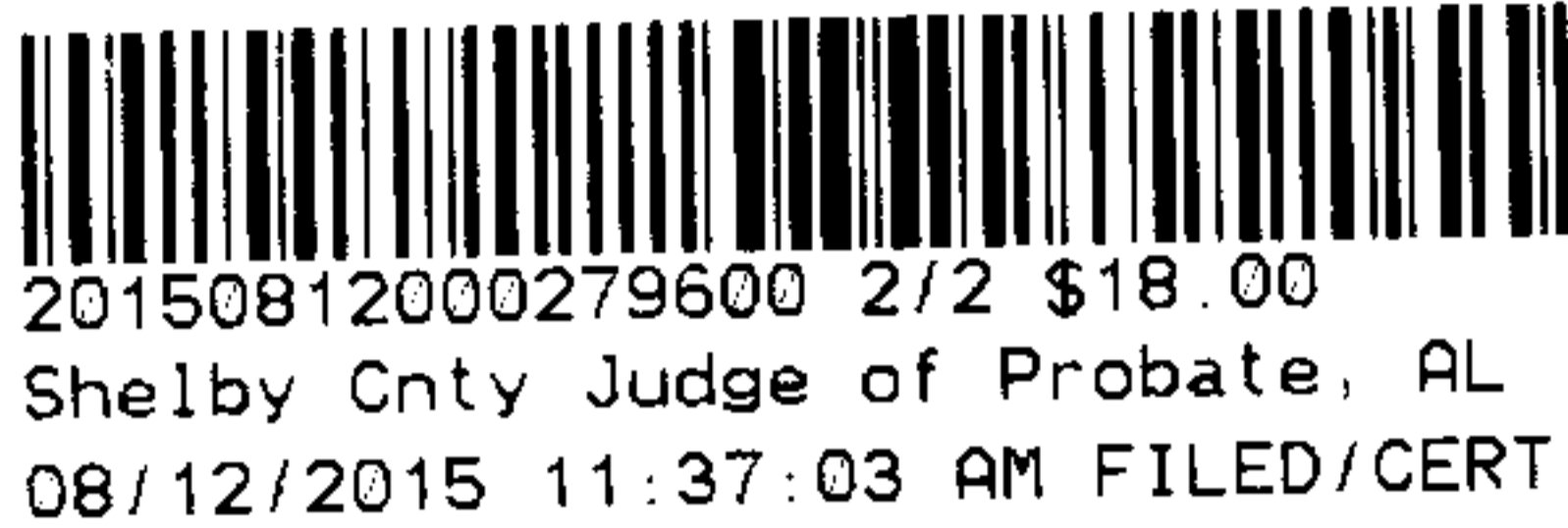
Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Alabama Housing Finance Authority
 Mailing Address Post Office Box 242928
 Montgomery, Alabama 36124-2928
 (334) 244-9200

Grantee's Name Secretary of Housing and Urban
 Development (HUD)
 Mailing Address 950 22nd Street N., Suite 900
 Birmingham, AL 35203

Property Address 533 Baronne St.
 Helena, AL 35080

Date of Sale 08/10/2015
 Total Purchase Price \$128,152.45



or
 Actual Value \$ N/A
 or
 Assessor's Market Value \$ N/A

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 - **FORECLOSURE SALE – TAX EXEMPT- GOVT. AGENCY**☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date 08/10/2015

Print Alabama Housing Finance Authority

Unattested

KCW

(verified by)

Sign Bowdy J. Brown

(Grantor/Grantee/Owner/(Agent) circle one

Bowdy J. Brown, Esq.

Sasser, Sefton & Brown, P.C.

Post Office Box 4539

Montgomery, Alabama 36103-4539

(334) 532-6144