


011-513538

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS: **Jordan Miller &  
Kami Loggins Miller  
2802 Bridlewood Terrace  
Helena, AL 35080**

  
20150819000288440 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/19/2015 10:57:57 AM FILED/CERT

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 One Hundred Thirty Thousand Dollars (\$130,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Jordan Miller and Kami Loggins Miller**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 48, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8-4-15

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 2, 2015 and recorded on March 4, 2015 in Instrument 20150304000066540.

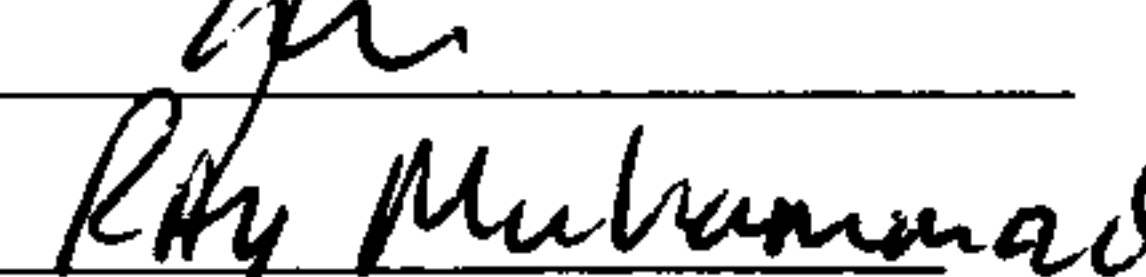
Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated March 23, 2015 and recorded on April 8, 2015 in Instrument 20150408000112120.

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 **Jordan Miller and Kami Loggins Miller**, 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 31 day of July, 2015

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

By:   
Designated Signatory for PEMCO

STATE OF GEORGIA  
COUNTY OF COBB

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Riky 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 31, 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 31 day of July, 2015

  
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



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

Grantee's Name Jordan Miller  
Mailing Address 2802 Bndlewood Ter  
Helena AL 35080


Property Address 2802 Bndlewood Ter  
Helena AL  
35080

Date of Sale 8-4-15  
Total Purchase Price \$ 130000.00  
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

  
20150819000288440 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/19/2015 10:57:57 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 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1