


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20150921000328590 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/21/2015 09:11:26 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 BancorpSouth Bank (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 289, according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33, at Page 25 A, B, & C in the Office of the Judge of Probate Court of 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, BancorpSouth Bank has caused this conveyance to be executed in its name by its undersigned officer, this 15th day of April, 2015.

BANCORPSOUTH BANK

BY: 
ITS: First Vice President

BY: 
ITS: First Vice President

STATE OF MISSISSIPPI)
 :
COUNTY OF LEE)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jason Pike and Julie Clemmer whose name as First Vice President and First Vice President of BancorpSouth Bank 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 15th day of April, 2015.

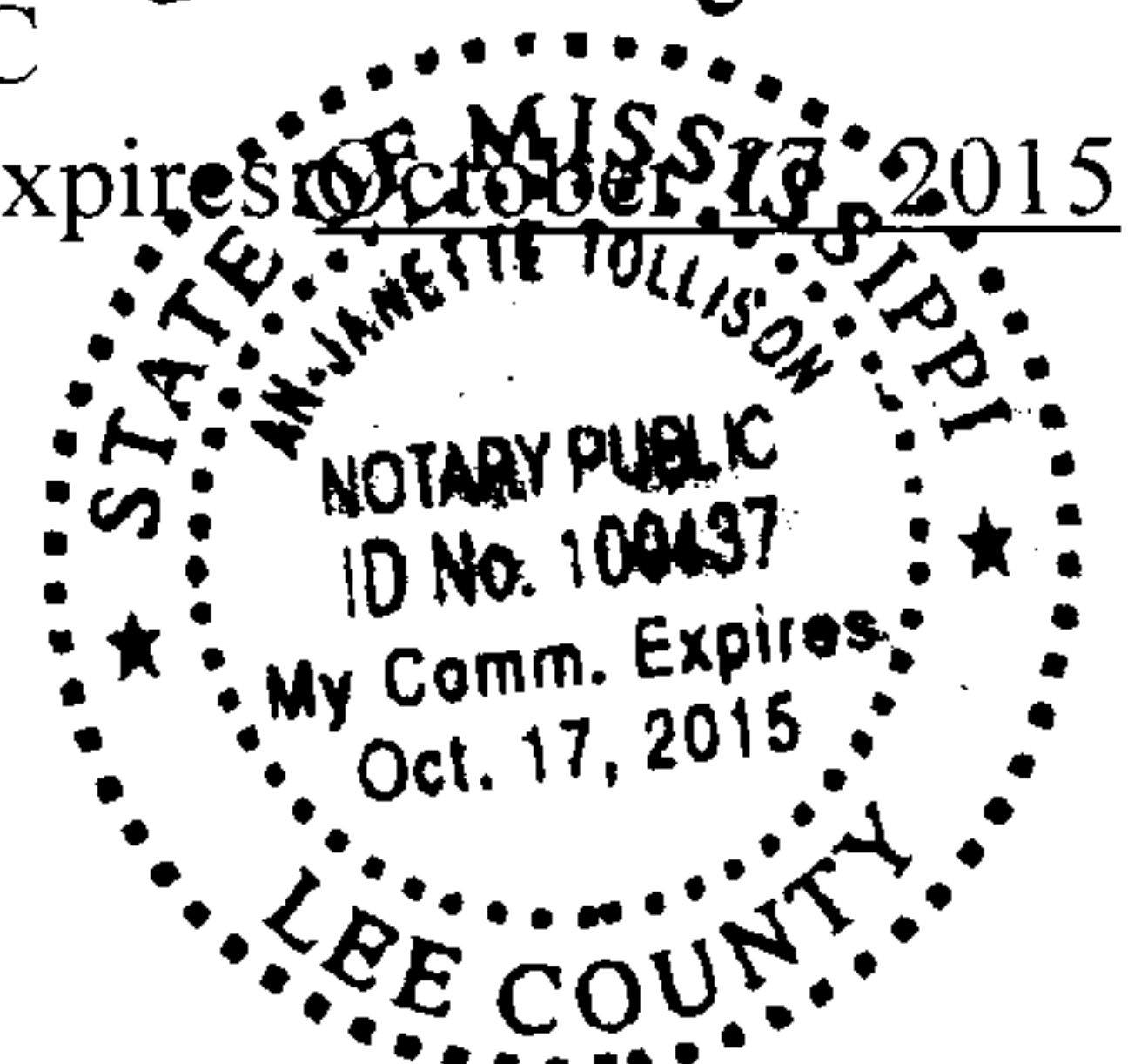

NOTARY PUBLIC
My Commission Expires October 17, 2015

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

Montgomery, AL 36103-4539

Our File No.: 49864-3 Tanya M. Mettenbrink and Craig R. Mettenbrink

FOR AD VALOREM TAX PURPOSES: Secretary of Housing and Urban Development, 950 22nd Street N., Suite 900, Birmingham, Alabama 35203



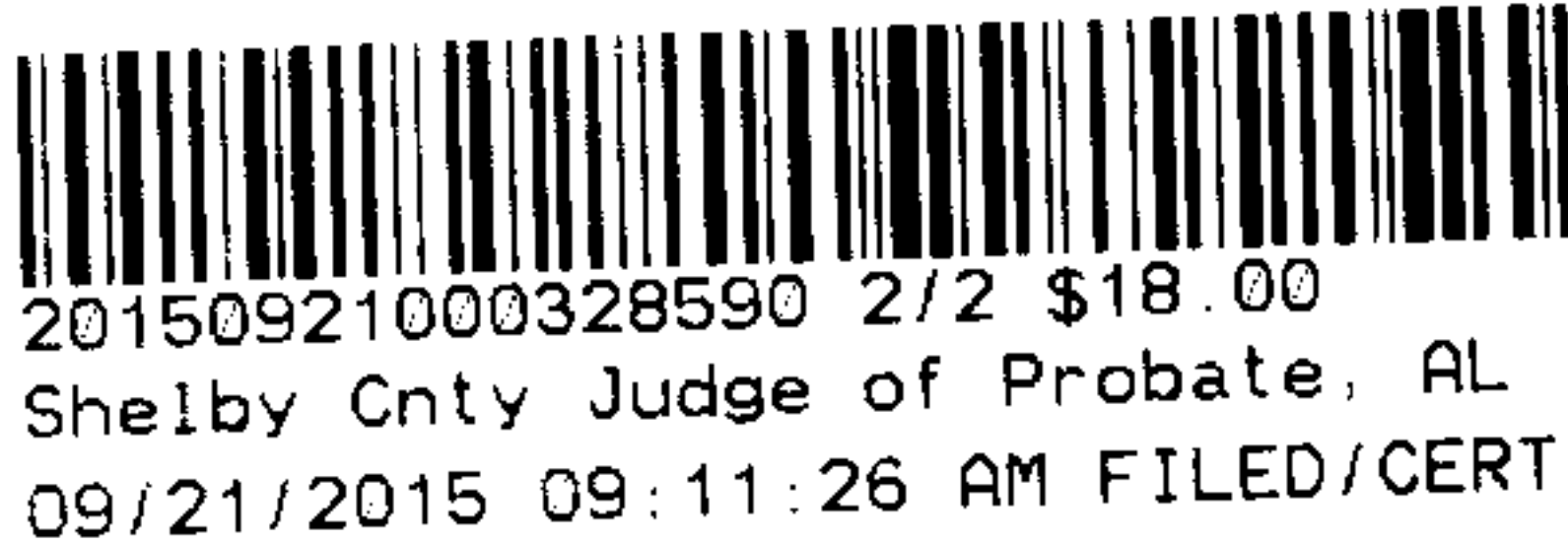
Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name BancorpSouth Bank
 Mailing Address Post Office Box 789
 Tupelo, MS 38802
 1-800-800-9608

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

Property Address 5944 Forest Lake Cove
 Sterret, AL 35147

Date of Sale 09/16/2015
 Total Purchase Price \$126,840.00
 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 09/16/2015

Unattested

KCW
 (verified by)

Print BancorpSouth Bank

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