

Loan No.: 1431956877
FHA Case #: 011-7616332-703
Our File No.: AL-90002043-13
Debtor: John Jacob Compston
15-04099

When Recorded Return to:
Rubin Lublin, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL 35244

20150925000337150
09/25/2015 02:45:50 PM
DEEDS 1/3

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made on the 17th day of July, 2015 between Pacific Union Financial, LLC, (hereinafter referred to as "Grantor"), and the Secretary of Housing and Urban Development, whose address is c/o Michaelson, Conner and Boul, Inc., 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108 (hereinafter referred to as "Grantee").

WITNESSETH THAT:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the Grantee, his successors and assigns, the following described property:

Lot 9-20, according to the Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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 the Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed in its name and on its behalf under seal by its undersigned officer as of the day and year first above written.

Pacific Union Financial, LLC

By: 

Printed Name: Beloy L. Hanton

Title: Attorney-in-Fact

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Beloy L. Hanton whose name as Attorney-in-Fact (Title) of Pacific Union Financial, LLC, 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 17 day of July, 2015


NOTARY PUBLIC

My Commission Expires: April 9, 2017

This instrument prepared by:
David Sigler, Esq.
Butler & Hosch, LLC
1 Independence Plaza, Suite 416
Birmingham, AL 35209

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pacific Union Financial, LLC Grantee's Name Secretary of Housing and Urban Development
Mailing Address 1603 LR3 Freeway Suite 500 Mailing Address 4400 Will Rogers Pkwy
Farmers Branch, TX 75234 Suite 300
Oklahoma City, OK 73108

Property Address 400 Lake Chelsea Way Date of Sale 4-17-2015
Chelsea, AL 35043 Total Purchase Price \$ 235,200.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20150925000337150 09/25/2015
02:45:50 PM DEEDS 3/3

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 Deed
☐ 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 in Code of Alabama 1975 § 40-22-1 (h).

Date 9-25-15 Print Paige D Laird
Unattested Sign Paige D Laird
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/25/2015 02:45:50 PM
\$21.00 CHERRY
20150925000337150

Paige D Laird

Form RT-1