

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**, that for valuable consideration to the undersigned paid by the Grantee herein, the receipt is hereby acknowledged, the undersigned Village Capital & Investment, LLC, organized and existing under the laws of the State of Delaware (hereinafter called the "Grantor") has granted, bargained, and sold, and does by these presents grant, bargain, sell, and covey unto the said Secretary of Housing and Urban Development, of Washington D.C., its successors and assigns (hereinafter called the "Grantee"), the following described property situated in Shelby County, Alabama:

**Lot 77, according to the Survey of Third Sector Portsmouth, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.**

Subject to all restrictions, easements, encumbrances and liens of record.

**THIS CONVEYANCE IS MADE SUBJECT TO:**

1. All assessments and taxes for the year 2015 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description.

**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**, Village Capital & Investment, LLC has caused this conveyance to be executed in its name by its undersigned officer, this the 28<sup>th</sup> day of August, 2015.

**Village Capital & Investment, LLC**

By: Michael Nennig, Michael Nennig

Its: Vice President

  
20150930000342620 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/30/2015 02:30:58 PM FILED/CERT

**{NOTARY FOLLOWS ON NEXT PAGE}**

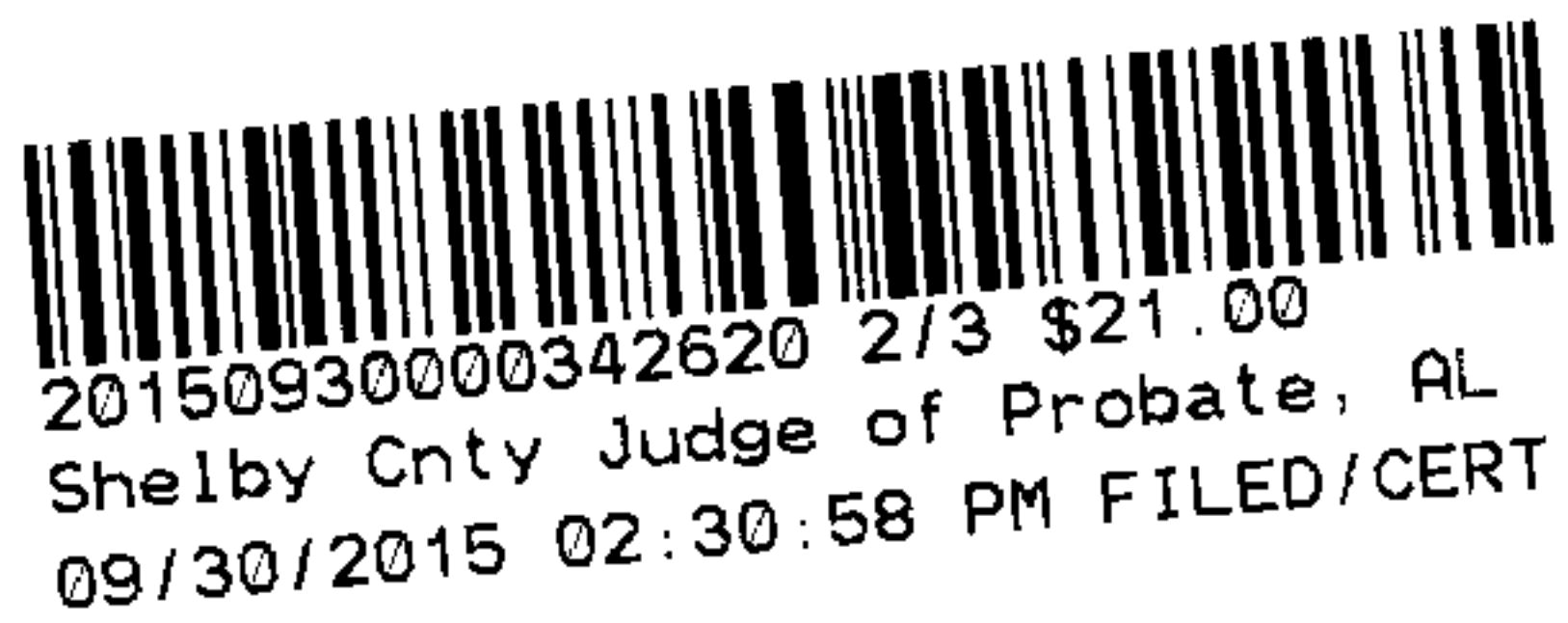
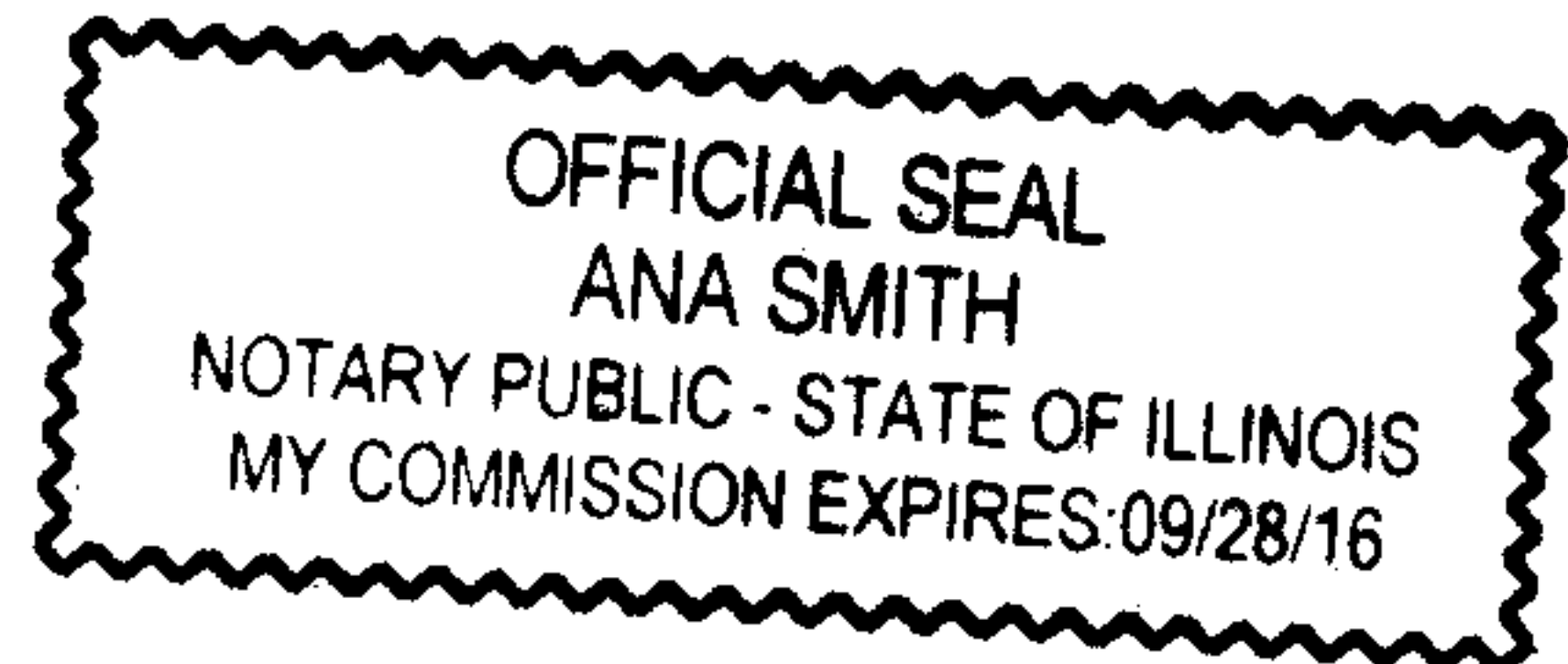
Mortgagor(s):  
EMILY E. SALTER & WHITNEY P. SALTER  
MERS NO: 100491971210020422

STATE OF IL )  
COUNTY OF LAKE )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael Nennig whose name appears as Michael Nennig Vice President of Village Capital & Investment, LLC, organized and existing under the laws of the State of Delaware, 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 said conveyance, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and official seal this 28<sup>th</sup> day of August, 2015.

  
Notary Public Ana Smith  
My Commission expires: 9/28/16



**PREPARED BY:**

Gary P. Wolfe  
WOLFE, JONES, WOLFE, HANCOCK,  
DANIEL, & SOUTH, LLC  
905 Bob Wallace Avenue  
Huntsville, Alabama 35801  
(256) 534-2205 – Telephone  
(256) 519-6691 - Facsimile



# Real Estate Sales Validation Form

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

Grantor's Name Village Capital Investment Grantee's Name Dept. of Housing & Urban Dev.  
Mailing Address 1 Corporate Drive, Suite 300 Mailing Address 4400 Will Rogers Parkway  
Lake Zurich, IL Suite 300  
60047-8945 Oklahoma City, OK 73108

Property Address 305 Tradewinds Circle Date of Sale 09/29/15  
Alabaster, Alabama Total Purchase Price \$ 97,440.00  
35007 or  
Actual Value \$  
or  
Assessor's Market Value \$

20150930000342620 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/30/2015 02:30:58 PM FILED/CERT

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 dated 08/20/15  
☐ 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 09/29/15 Print Bryan Wolfe  
Unattested Ella Sibley Sign Bryan Wolfe  
(verified by) (Grantor/Grantee/Owner/Agent) circle one