


SEND TAX NOTICE TO:  
Jose Luis Cruz-Zamora  
5970 Hwy 25  
Montevallo, AL 35115

  
20151002000345640 1/3 \$53.50  
Shelby Cnty Judge of Probate, AL  
10/02/2015 11:23:07 AM FILED/CERT

**SPECIAL WARRANTY DEED**

Case #011-735585

STATE OF ALABAMA  
COUNTY OF SHELBY

Know all men by these presents: That for and in consideration of Thirty-three thousand and fifty Dollars (\$33,050.00) and other valuable consideration, the receipt whereof is hereby Acknowledged, the undersigned Grantor, The Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") does hereby grant, bargain, sell and convey unto Grantee, Jose Luis Cruz-Zamora, a single person (Hereinafter referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 2, Township 24 North, Range 12 East, and run in a Northerly direction 2435.99 feet to a point on the South boundary of Highway Number 25; thence 92 degrees, 15 minutes, 15 seconds left in a Westerly direction along said South boundary of Highway Number 25, 194.57 feet to the point of beginning; thence continue along the last stated course 192.50 feet to a point; thence 87 degrees, 44 minutes, 45 seconds left in a Southerly direction 170.0 feet to a point; thence 92 degrees, 15 minutes, 15 seconds left in an Easterly direction of 192.50 feet to a point; thence 87 degrees, 15 minutes, 15 seconds left in a Northerly direction 170.0 feet to the point of beginning being situated in Shelby County, Alabama.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

EFFECTIVE DATE OF THE DEED IS September 27<sup>th</sup>, 2015

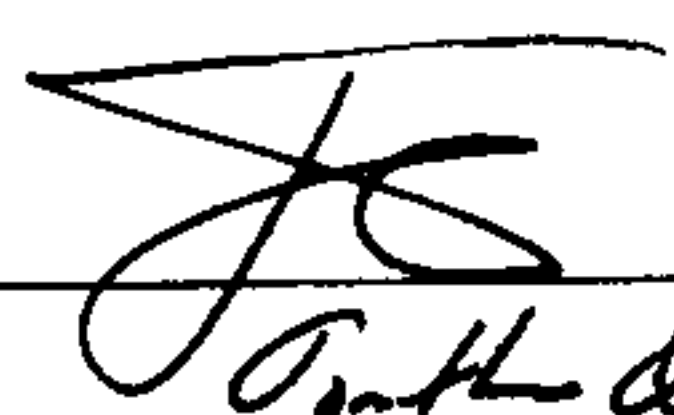
TO HAVE AND TO HOLD, the above described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns forever.

It is expressly understood and agreed by and between the parties hereto that is conveyance is subject to any outstanding right of redemption from foreclosure sale and that this deed contains no warranty except against the acts of said Grantor, and all persons claiming by, through or under it.

Shelby County, AL 10/02/2015  
State of Alabama  
Deed Tax: \$33.50

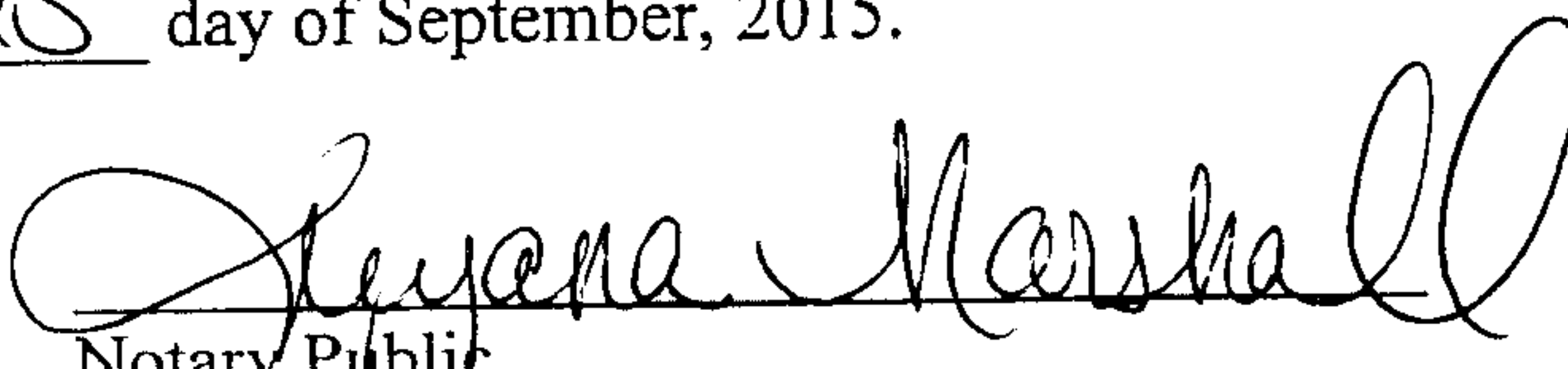
IN WITNESS WHEREOF I/WE            have hereunto set MY/OUR hand(s) and seal(s), this 25  
day of September, 2015.

The Secretary of Housing and Urban Development

BY:   
Its: Anthony Duro

STATE OF GA  
COUNTY OF Gwinnett

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that  
Anthony Duro, whose name as delegate of The Secretary of Housing  
and Urban Development 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 the conveyance, he,  
as such delegate and with full authority, executed the same voluntarily for  
and as the act of said delegate.  
Given under my hand and official seal, this the 25 day of September, 2015.

  
Notary Public  
My Commission Expires:

Prepared by:  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

KEYANA MARSHALL  
GWINNETT COUNTY, GEORGIA  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JULY 25, 2016



20151002000345640 2/3 \$53.50  
Shelby Cnty Judge of Probate, AL  
10/02/2015 11:23:07 AM FILED/CERT



### Real Estate Sales Validation Form

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

Grantor's Name	The Secretary of Housing and Urban Dev.	Grantee's Name	Jose Luis Cruz-Zamora
Mailing Address	40 Marietta Street Atlanta, GA 30303 FHA Case #11-613874	Mailing Address	5970 Hwy 25 Montevallo, AL 35115
Property Address	5970 Hwy 25 Montevallo, AL 35115	Date of Sale	September 29, 2015
		Total Purchase Price	33,050.00
		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 \_\_\_\_\_

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 September 29th, 2015

Print: Jose Luis Cruz-Zamora Development

☐ Unattested

\_\_\_\_\_  
(verified by)

Sign:

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

Form RT-1



20151002000345640 3/3 \$53.50  
Shelby Cnty Judge of Probate, AL  
10/02/2015 11:23:07 AM FILED/CERT