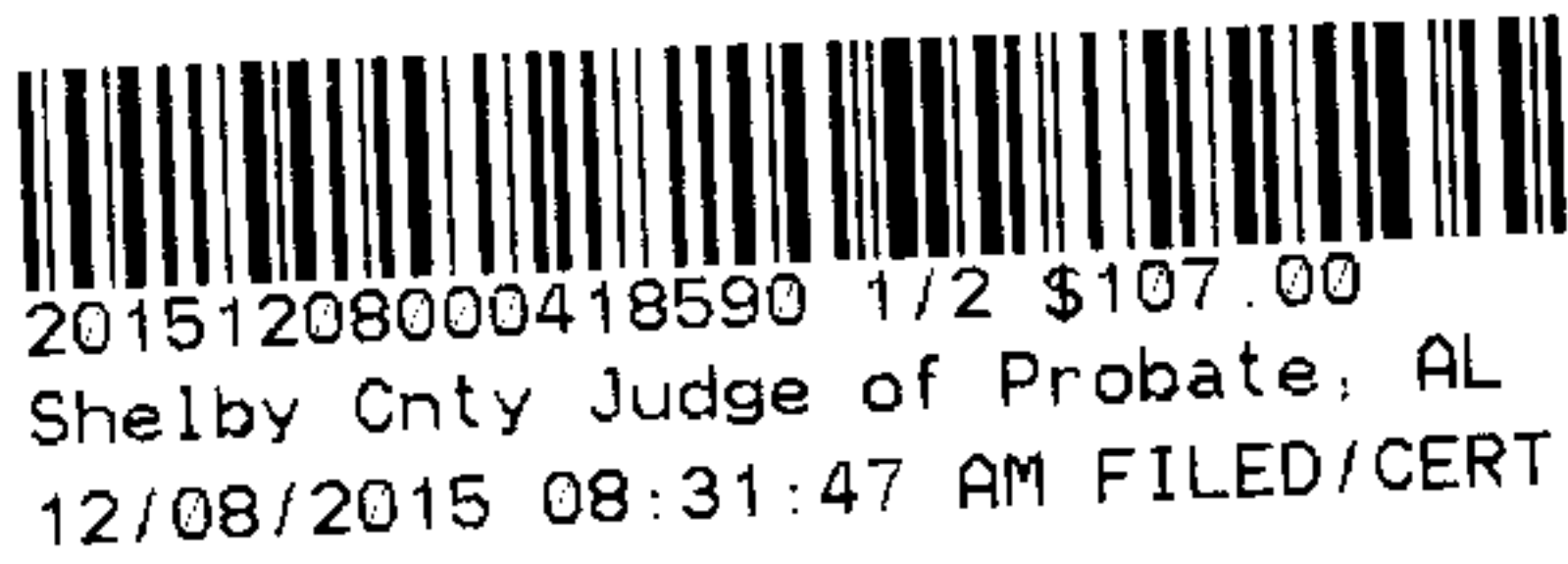


011-425628

SPECIAL WARRANTY DEED



STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
**DONALD E. HUDSON AND
ROWANA HUDSON
77 WINTERHAVEN DR
ALABASTER, AL 35007**

KNOW ALL MEN BY THESE PRESENTS, that **Secretary of Housing and Urban Development**, for and in consideration of NINETY THOUSAND AND NO/100 (\$90,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto DONALD E. HUDSON AND ROWANNA HUDSON, **TENANTS IN ENTIRETY** in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 117, according to the Survey of Summer Brook, Sector 5, Phase 2, as recorded in Map Book 21, Page 105 in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 12-3-15

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JUNE 23, 2011 and recorded on JULY 15, 2011 in INSTRUMENT NUMBER 20110715000205980.

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 NOVEMBER 7, 2014 and recorded on MAY 18, 2015 in INSTRUMENT NUMBER 20150518000162740.

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 DONALD E. HUDSON AND ROWANNA HUDSON, TENANTS IN ENTIRETY 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 30 day of November 2015.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD

Shelby County, AL 12/08/2015
State of Alabama
Deed Tax: \$90.00

HomeTelos, LP as Asset Manager
Contractor for G-OPG-23637

By: _____
For HUD by: _____
HUD Delegated Authority
Darice Green, Assistant Project Manager

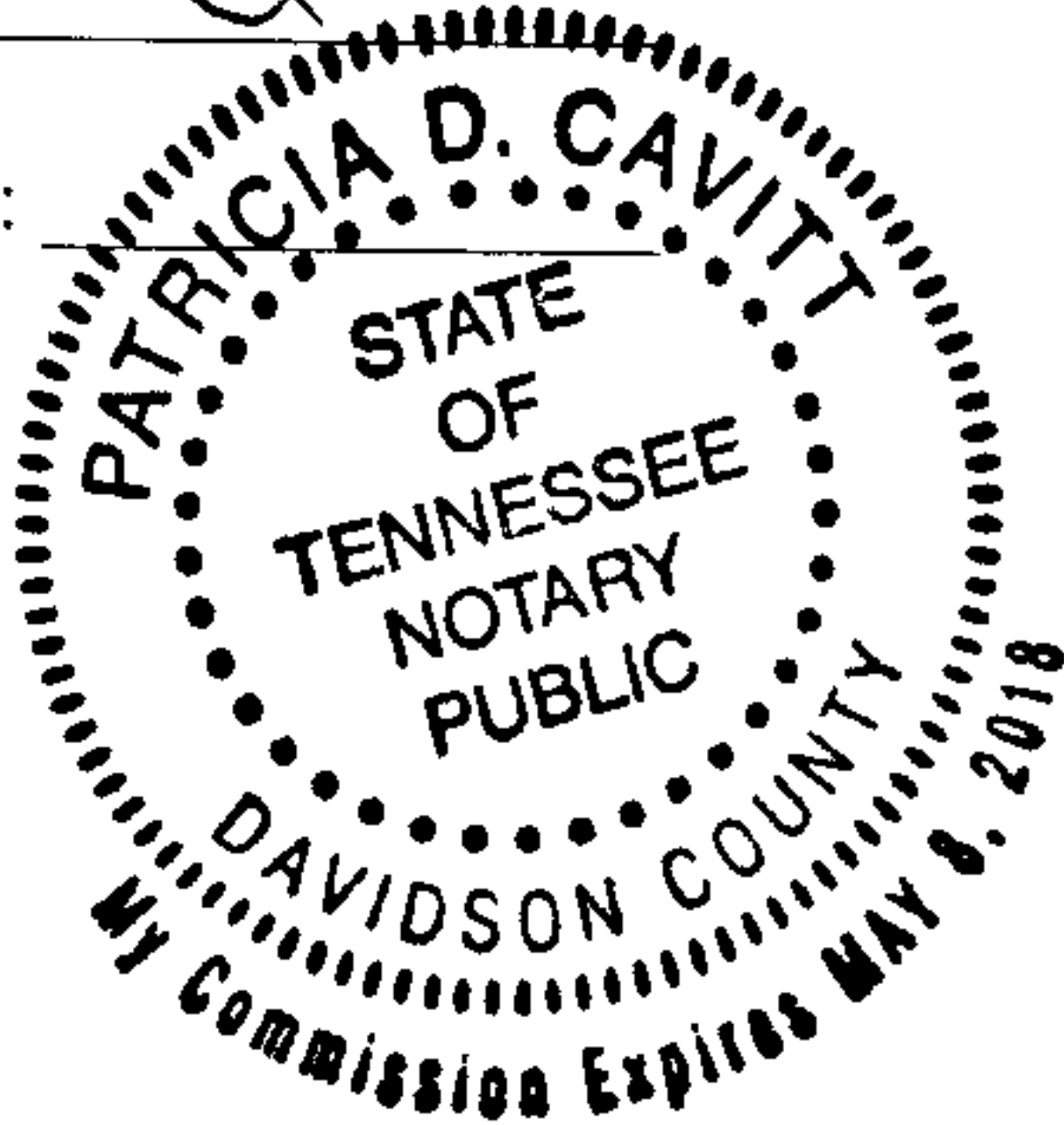
STATE OF TENNESSEE
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that DARICE GREEN, 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 November 30, 2015, by virtue of the authority vested in him/her by the delegation of authority published at Federal Register Notice 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 30 day of November 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



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

Grantee's Name DONALD E. HUDSON AND ROWANNA HUDSON,
Mailing Address TENANTS IN ENTIRETY
104 PALM ST
COLUMBIANA, AL 35051

Property Address 77 WINTERHAVEN DR
ALABASTER, AL 35007

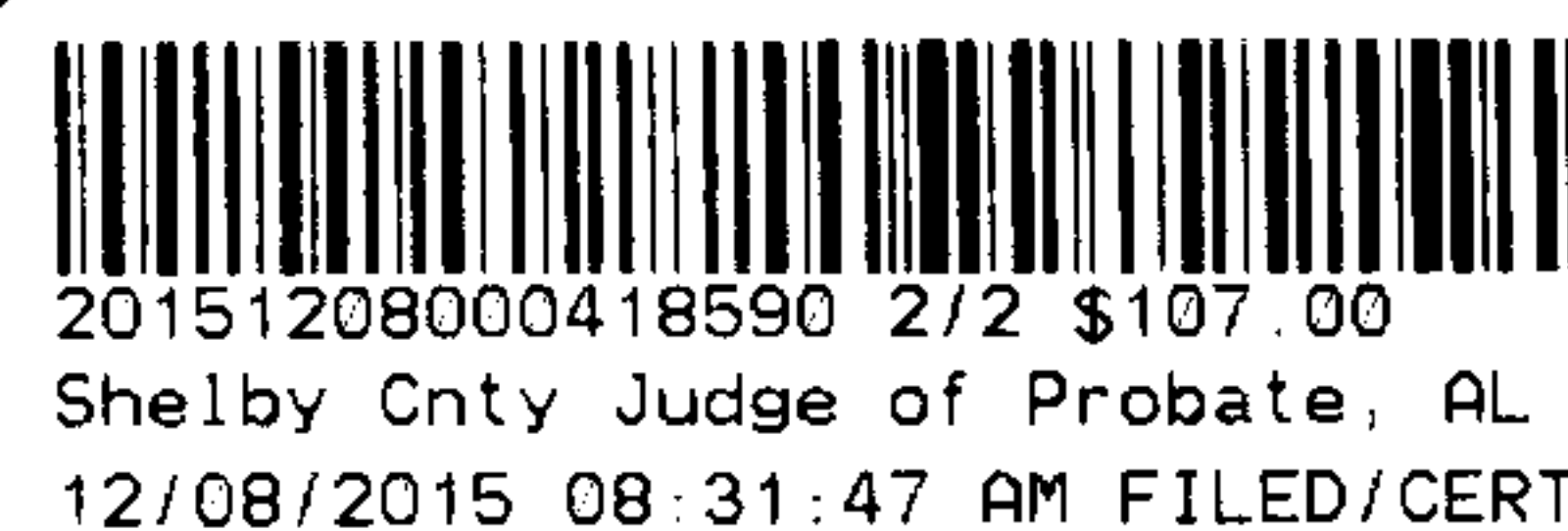
Date of Sale DECEMBER 3, 2015
Total Purchase Price \$ 90,000.00

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 _____

Print Anthony Metcalfe

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one