

Send tax notice to:


Karen Morgan Salter

Larry Wayne Salter

400 Lake Chelsea Way

Chelsea, AL 35043

File No. BHM1500548


20151216000429680 1/4 \$61.50
Shelby Cnty Judge of Probate, AL
12/16/2015 01:55:17 PM FILED/CERT

Case No. 011-761633

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Secretary of Housing and Urban Development** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Karen Morgan Salter and Larry Wayne Salter, wife and husband, as joint tenants with right of survivorship** (hereinafter referred to as "Grantees"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

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 #20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as "Declaration").

THIS DEED IS NOT TO BE IN EFFECT UNTIL: DECEMBER 14, 2015

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 21, 2015, and recorded on April 24, 2015 in Instrument No. 20150424000132600.

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 July 17, 2015 and recorded on September 25, 2015 in Instrument No. 20150925000337150.

Shelby County, AL 12/16/2015
State of Alabama
Deed Tax: \$38.50

\$216,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said **Karen Morgan Salter and Larry Wayne Salter, wife and husband, as joint tenants with right of survivorship**, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature of equality 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 11 day of December, 2015.

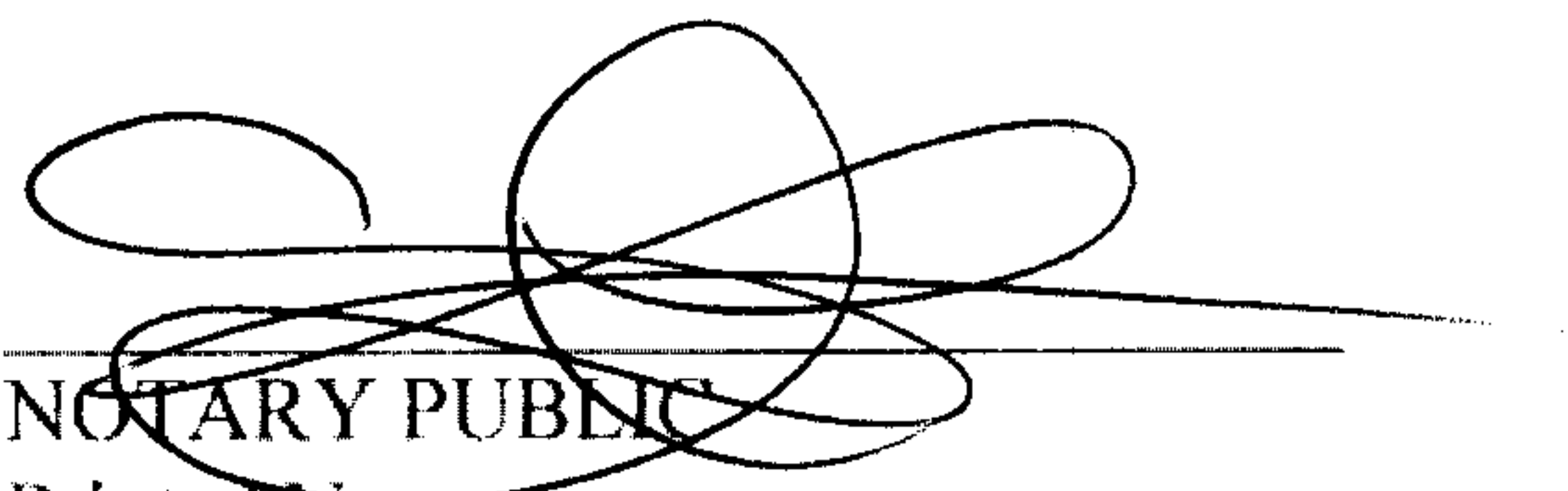
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
By PEMCO, Management and
Marketing Contractor for HUD-State
of Alabama

By: Kay Muhammad
Its: Designee

STATE OF GA
COUNTY OF Cobb

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Kay Muhammad, 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 DEC 11, 2015, by virtue of 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 the Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and seal this the 11 day of December, 2015.



NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____

_____, 20__.

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway Suite 645
Birmingham, AL 35243
S. Kent Stewart



SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019



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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 Development | Grantee's Name | Karen Morgan Salter |
| Mailing Address | 40 Marietta Street NW, Five Points Plaza Atlanta, GA 30303 | Mailing Address | Larry Wayne Salter 400 Lake Chelsea Way Chelsea, AL 35043 |
| Property Address | 400 Lake Chelsea Way Chelsea, AL 35043 | Date of Sale | 12/14/15 |
| | | Total Purchase Price | \$ 255,000.00 |
| | | 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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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.

BHM1500548

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 12/14/15

Print Caitlin Graham

☐ Unattested

Sign Caitlin Graham

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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