

DST 20150617

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name: The Secretary of Housing and Urban Development Grantee's Name: Alan Investments III, LLC
Mailing Address: 40 NW Marietta Street Mailing Address: 16 Berryhill Drive, Suite 200
Five Points Plaza Columbia, SC 29210
Atlanta, GA 30303
Property Address: 17415 Highway 55 Date of Sale: 11-25-15
Sterrett, Alabama 35147 Purchase Price: \$25,000.00

The purchase price or actual value claimed on this instrument 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 _____

STATE OF ALABAMA
COUNTY OF SHELBY

CASE NO. 011-562065

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. (the "Grantor"), for and in consideration of the sum of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS, and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto ALAN INVESTMENTS III, LLC, a limited liability company, (the "Grantee"), and the successors and assigns of said Grantee, the following described real estate located in Shelby County, Alabama, which is legally described as follows:

Lot One of Block C, according to Byer's Map of Sterrett, Alabama, made by W.E. Crume, C.E., which appears of record in the Office of the Judge of Probate for Shelby County, Alabama in Deed Book 11, at Pages 332 and 333.

And

Lot No. 2, in the northeastern half of Block C as laid off on the Map of the Town of Sterrett, Alabama, Shelby County on the central of GA. Railroad said lot fronting (52 1/2) fifty two and one half feet on the south side of the reservation of said central GA. Railroad and extending back therefrom uniform width (150 feet) one hundred and fifty feet to an alley, dividing said block with store house on said lot. On record in Judge of Probate's Office in Shelby County, Alabama.

More Particularly Described As Follows:

Lot two of Block C, according to Byer's Map of Sterrett, Alabama, made by W.E. Crume, C.E., which appears of record in the Office of the Judge of Probate for Shelby County, Alabama in Deed Book 11 at Pages 332 and 333.

Map Parcel No.: 054 19 3 003 014.000

Mailing Address: 16 Berryhill Drive, Suite 200, Columbia, SC 29210

Note: The preparer of this instrument has served as a scrivener only and has not examined the title to the property for purposes of this transaction or rendered any opinion with respect thereto.

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 USC 3531).

TO HAVE AND TO HOLD the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behalf of the said Grantee, forever, in fee simple, and the said Grantor specially warrants the title to the said bargained property above described against the unlawful claims of all persons claiming by, through or under the Grantor.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through or under it.

THIS DEED NOT TO BE IN EFFECT UNTIL: 11-25-15.

IN WITNESS WHEREOF, the undersigned on this 19 day of November, 2015, has set his/her hand and seal as Authorized Agent for The Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at FR-4837-D-57 (July 25, 2005).

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23637
Print Name: _____
Its: For HUD by: _____
Darice Green, Assistant Project Manager

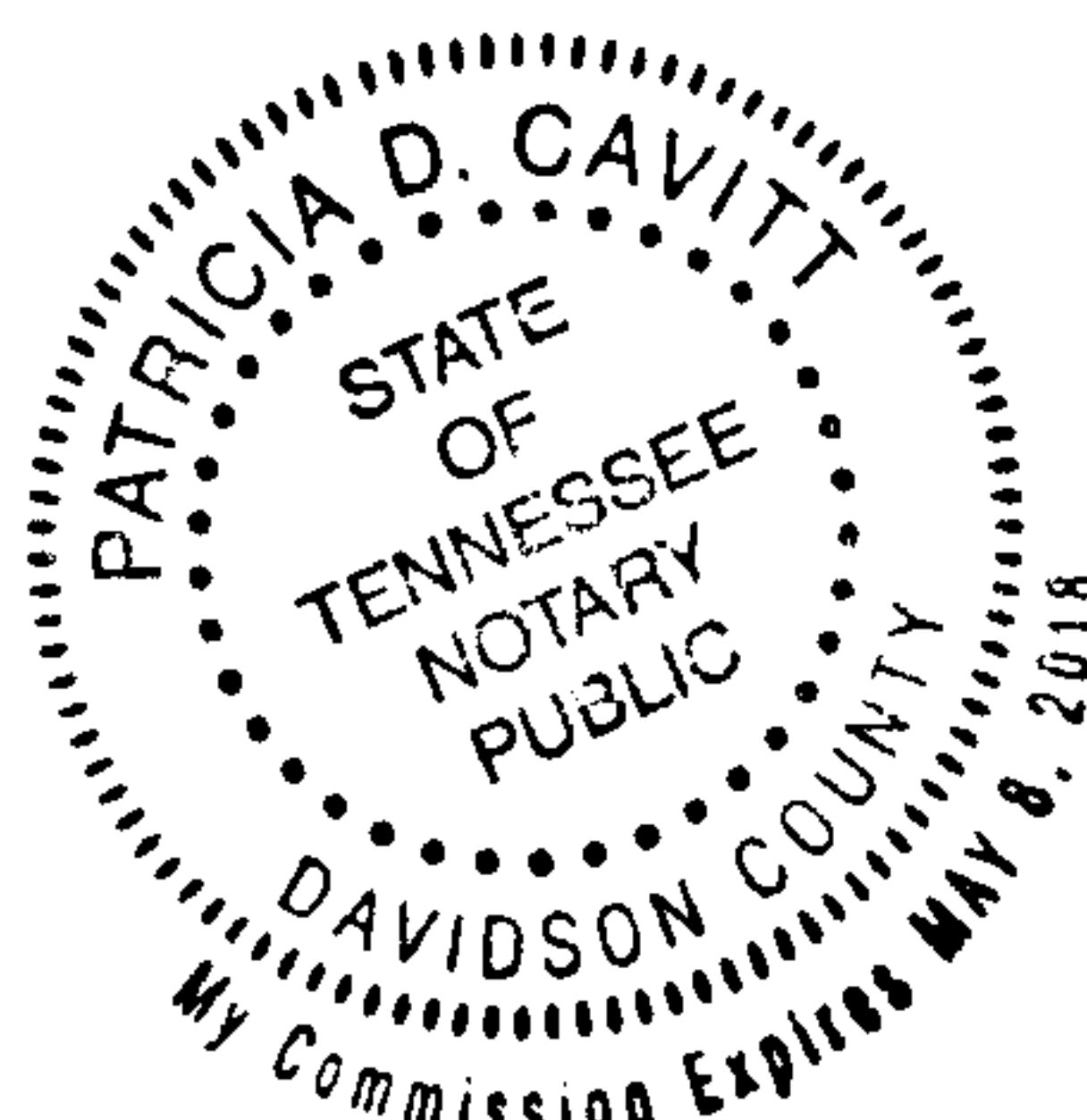
STATE OF TN
COUNTY OF Davidson

I, the undersigned notary public in and for said state and county, hereby certify that DARICE GREEN, whose name as Contractor, 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 said conveyance, he/she executed the same voluntarily for an as the act of said agency.

Given under my hand and notarial seal on this the 19 day of November, 2015.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:
DAVID VAUGHN, ESQ.
Post Office Box 1678
Daphne, Alabama 36526
(251) 626-2688



20151217000430930 2/2 \$42.00
Shelby Cnty Judge of Probate, AL
12/17/2015 01:10:50 PM FILED/CERT