

Shelby County, AL 01/19/2016
State of Alabama
Deed Tax: \$170.00

Send tax notice to:

Torch 13, LLC

File No. GAR1500656


20160119000018620 1/3 \$190.00
Shelby Cnty Judge of Probate, AL
01/19/2016 12:15:31 PM FILED/CERT

Case No. 011-609281

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Secretary of Housing and Urban Development, his Successors and Assigns** (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Torch 13, LLC** (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 1618, according to the Final Plat of Strathaven at Ballantrae Phase 1, as recorded in Map Book 37, Page 128, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 15, 2016

TO HAVE AND TO HOLD to the said Torch 13, LLC, as LLC in fee simple, and to the heirs, together with every right of reversion. Grantors 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, his Successors and Assigns this 15 day of January, 2016.

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THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT,
HIS SUCCESSORS AND ASSIGNS
By: Ofori & Associates, REO
AM Contractor for HUD-State of
Alabama

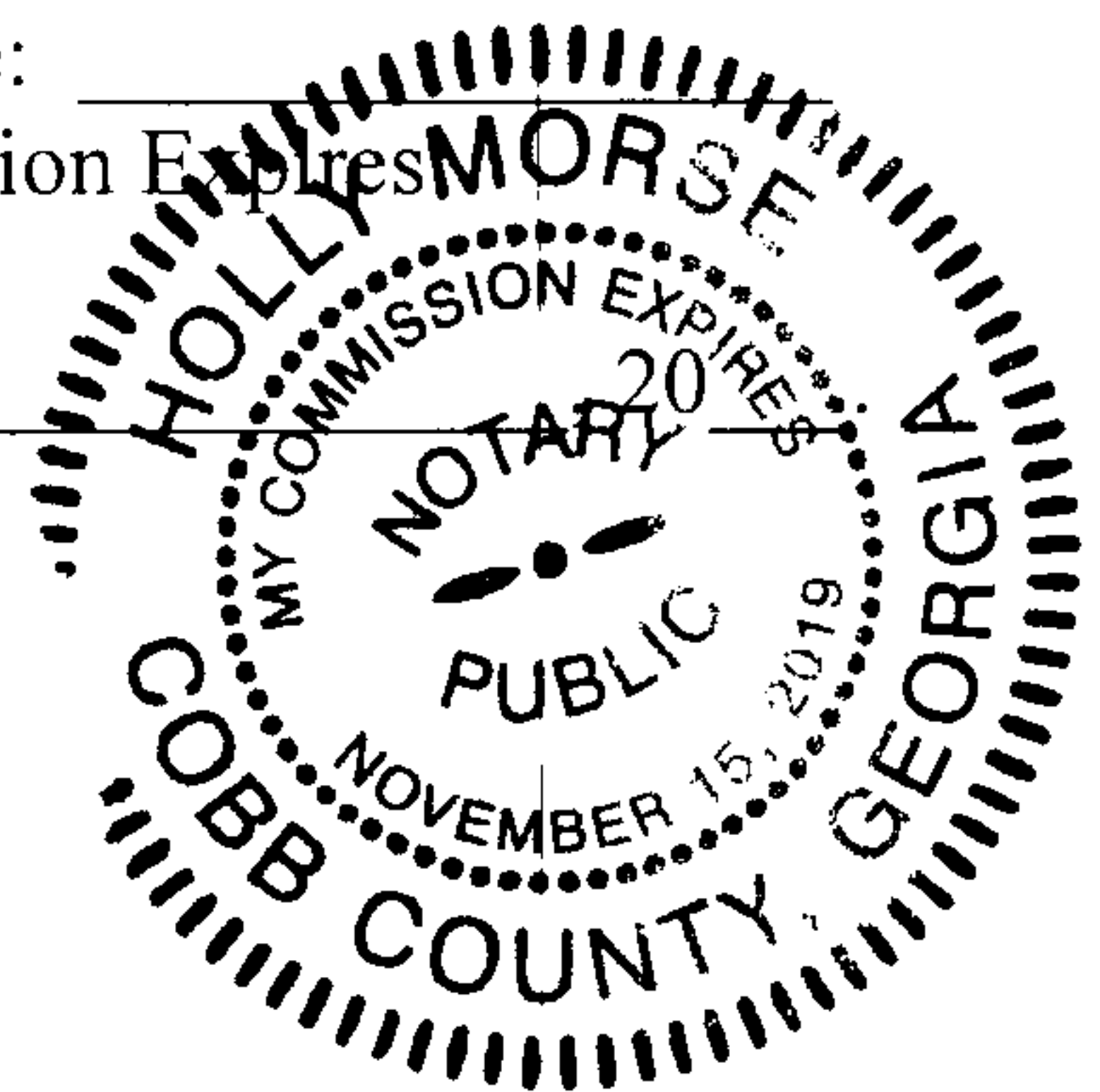
By: Kendva Martin
Its: Kendva Martin
As HUD's Designated Agent

STATE OF Georgia)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Kendva Martin, who is personally well known to me to be the duly authorized representative of The Secretary of Housing and Urban Development, his Successors and Assigns and the person who executed the foregoing instrument bearing the date January 15, 2016, 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, his Successors and Assigns, on the day and year above stated.

GIVEN under my hand and seal this the 15 day of January, 2016.

Holly Morse
NOTARY PUBLIC
Printed Name: _____
My Commission Expires _____



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

Real Estate Sales Validation Form

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

Grantor's Name HUD
Mailing Address 4400 Will Rogers
Parkway Ste 300
OKC City, OK. 73108

Grantee's Name Torch LLC
Mailing Address 919 Sharit Ave.
Gadsden, AL
35901

Property Address 256 Strathaven Lane
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ 170,000

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____



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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 Bruce H. Lindsay

☐ Unattested

Sign Bruce H. Lindsay - Reli
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1