

STATE OF ALABAMA)
)ss. SPECIAL WARRANTY DEED
COUNTY OF SHELBY)

20160201000032260 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/01/2016 12:14:15 PM FILED/CERT

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **U.S. Bank National Association**, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (Attention: Single Family Property Disposition Branch, Beacon Ridge Tower, Suite 300, 600 Beacon Parkway West, Birmingham, AL 35209-3144), his successors and assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 2511, according to the Survey of Highland Lakes, 25th Sector, Phase III, an Eddleman Community, as recorded in Map Book 38, Page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase III, recorded as Instrument No. 20070223000084920 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said The Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, U.S. Bank National Association, has caused this conveyance to be executed in its name by its undersigned officer, this 19 day of November, 2015.

U.S. Bank National Association

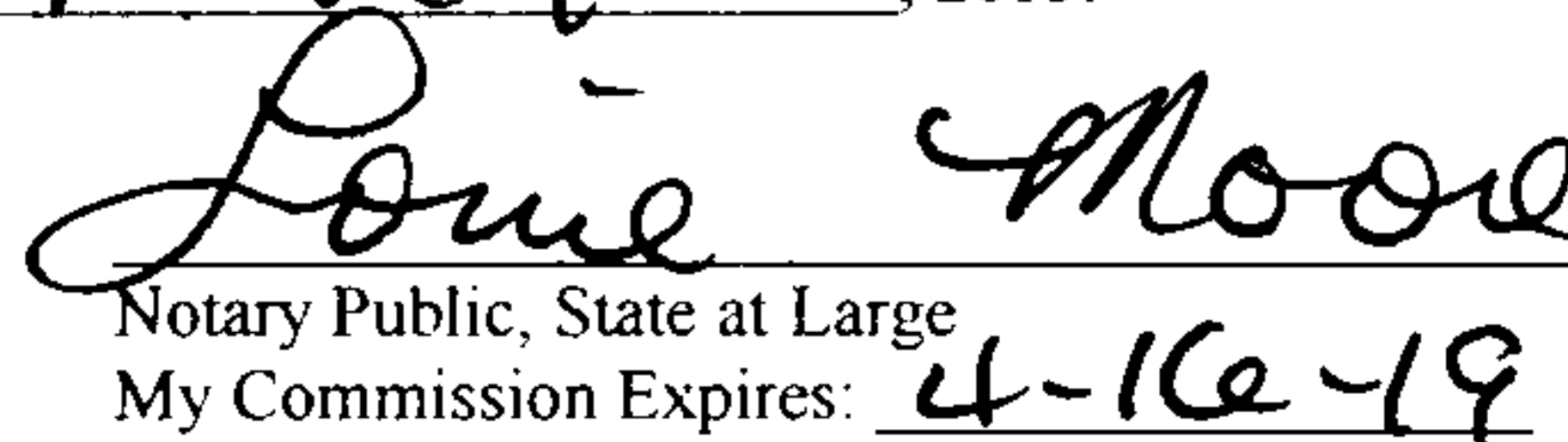

Angela M. Ward, Officer

STATE OF KENTUCKY

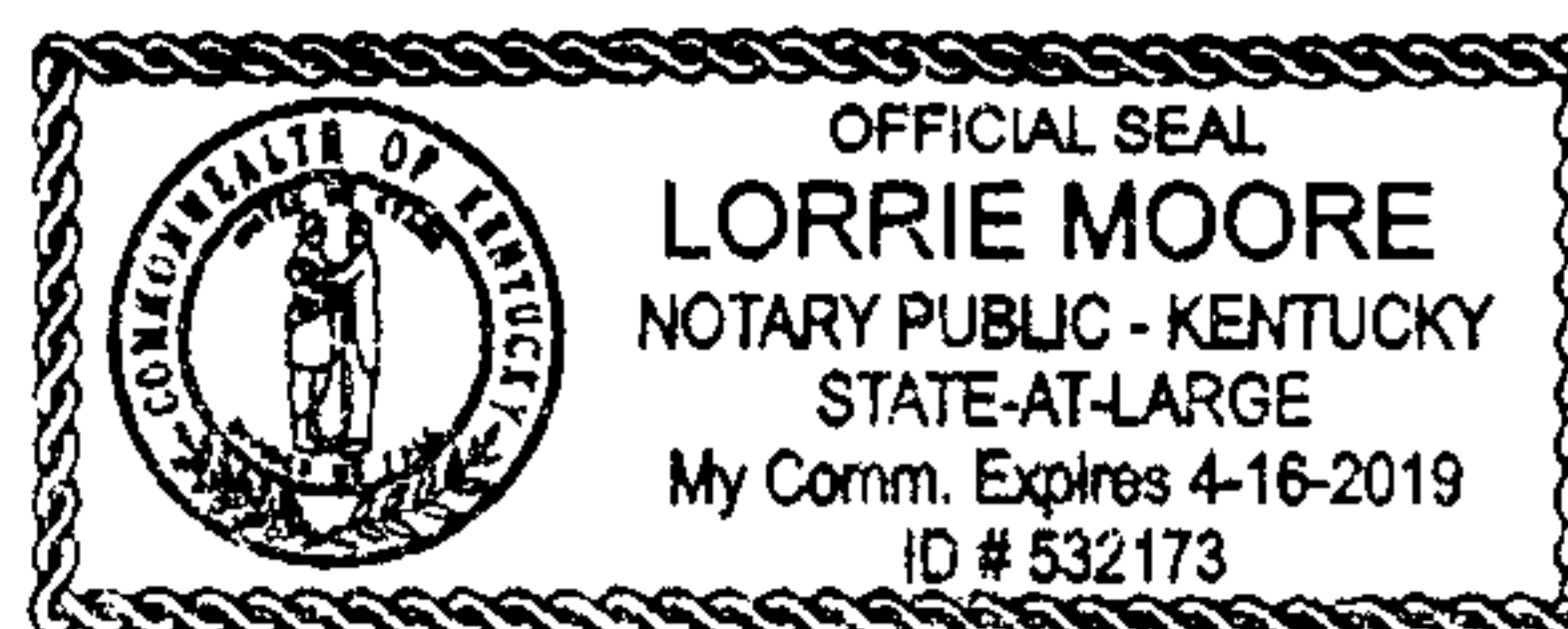
COUNTY OF DAVIESS

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Angela M. Ward, whose name as Officer of U.S. Bank National Association, 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(she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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


Notary Public, State at Large
My Commission Expires: 4-16-19

This instrument prepared by
Robert J. Wermuth/rgm
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804
INGRAM, Carlos/sb
Grantee address:
US Dept of HUD
Atlanta Homeownership Center
Five Points Plaza
40 Marietta Street
Atlanta, GA 30303-2806



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 Bank National Association
Mailing Address 4801 Frederica West B
Owensboro, KY 42301

Grantee's Name US Dept. of HUD
Mailing Address Atlanta Homeownership Center
Five Points Plaza/40 Mariette
St./Atlanta, GA 30303-2806


Property Address 1033 Kings Way
Birmingham, AL 35242

Date of Sale 11/19/15 (date deed signed)
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,720.00 (per tax records)

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


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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 12/16/15

Print Rebekah P. Beal (Attorney-at-Law)

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1