

THE STATE OF ALABAMA
COUNTY OF SHELBY

Johnny B. King
15-006419
1069 Spring Creek Rd
Montevallo, AL 35115

SPECIAL WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the SECRETARY OF HOUSING AND URBAN DEVELOPMENT to JPMorgan Chase Bank, N.A. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the NE corner of the SW 1/4 of Section 22, Township 22 South, Range 3 West and go South 1 deg. 12 min. East along the East boundary of said 1/4-1/4 Section for 557.26 feet to the Northwesterly boundary of Spring Creek Road; thence South 51 deg. 35 min. West along said Northwesterly boundary for 100.00 feet to the point or beginning; thence continue along said boundary for 100.00 feet; thence North 38 deg. 25 min. West for 171.15 feet; thence North 14 deg. 23 min. West for 49.10 feet; thence North 51 deg. 35 min. East for 80.00 feet; thence South 38 deg. 25 min. East for 216.00 feet to the point or beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.


20160216000047980 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/16/2016 09:56:27 AM FILED/CERT

Johnny B. King
15-006419
1069 Spring Creek Rd
Montevallo, AL 35115

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, N.A. by Tonia Y. McFadden-Williams, its Vice President
and attested by Susan M Kuhn its Assistant Secretary, who is authorized to execute this conveyance, has hereto
set its signature and seal, this 20th day of May, 2015.

ATTEST (Corporate Seal)

JPMorgan Chase Bank, N.A.

Susan M. Kuhn 5-20-2015
(Signature)


By:

[Signature] 5/20/2015
(Signature)

Susan M Kuhn Assistant Secretary
PRINT NAME AND TITLE OF ATTESTING
OFFICIAL

Tonia Y. McFadden-Williams Vice President
PRINT NAME AND TITLE OF EXECUTING
OFFICIAL

STATE OF Ohio
COUNTY OF Franklin


20160216000047980 2/4 \$24.00
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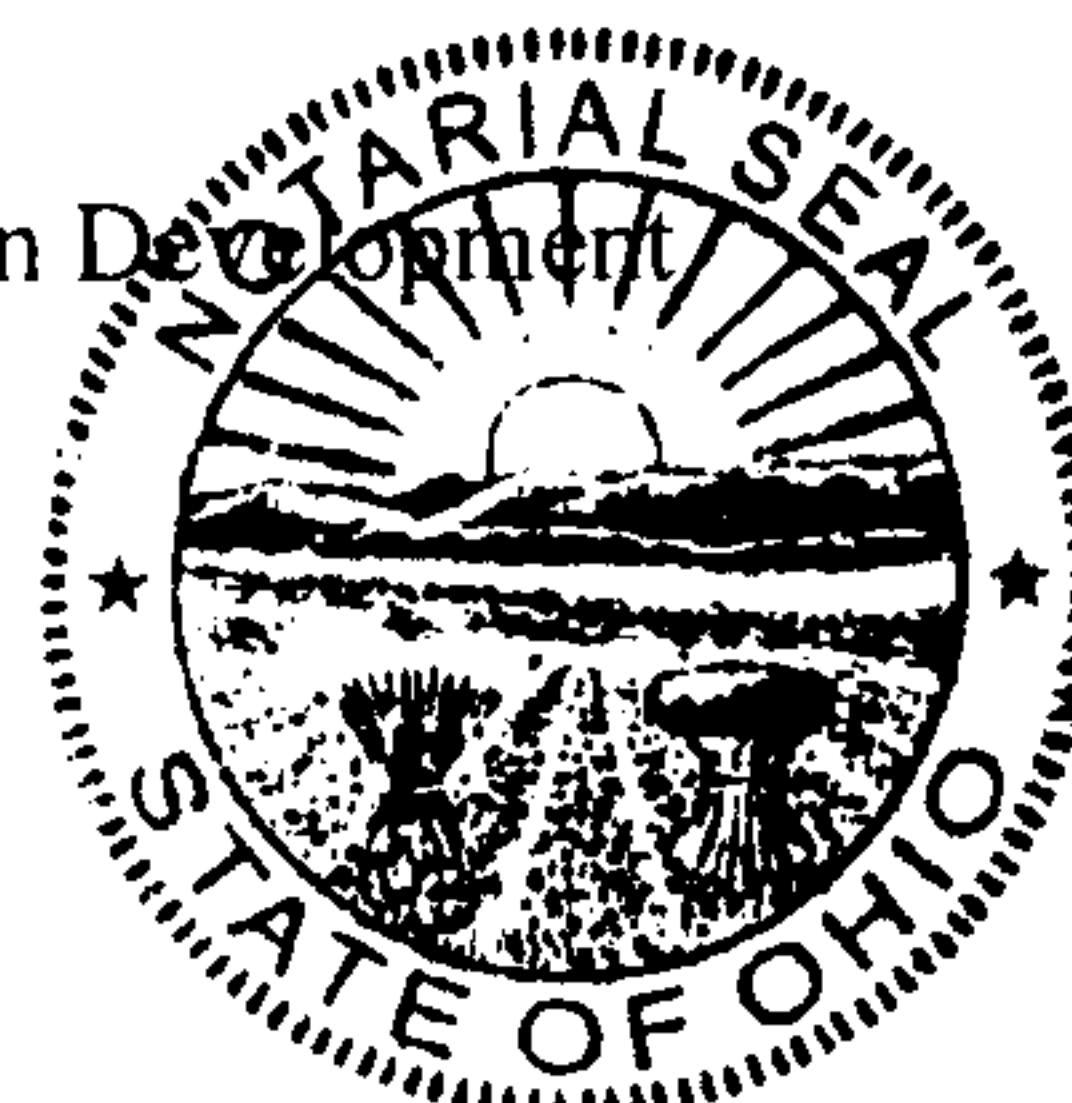
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Tonia Y. McFadden-Williams and Susan M Kuhn, whose names as Vice President and Assistant Secretary,
respectively, of JPMorgan Chase Bank, N.A., are signed to the foregoing conveyance, and who are known to
me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such
officers and with full authority, executed the same voluntarily for and as the act of said association, acting in
its capacity as aforesaid.

Given under my hand and official seal, this the 20 day of MAY, 2015.

Caitin Marquardt
Notary Public Caitin Marquardt

MY COMMISSION EXPIRES: 08/10/2019


GRANTEE'S ADDRESS:
Department of Housing and Urban Development



CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

Michaelson, Connor, and Boul
4400 Will Rogers Parkway,
Suite 300
Oklahoma City, OK 73108

This instrument prepared by:
Jackson E. Duncan, III
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216


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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	<u>JPMorgan Chase Bank, N.A.</u>	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	<u>3415 Vision Drive</u> <u>Columbus, Ohio 43219</u>	Mailing Address	<u>Michaelson, Connor, and Boul</u> <u>4400 Will Rogers Pkwy</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108</u>

Property Address	<u>1069 Spring Creek Rd</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>April 20, 2015</u>
		Total Purchase Price	<u>\$10.00</u>
		or	
		Actual Value	<u>\$ 60,720</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

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 of 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 2-16-16

Unattested

(verified by)

Print
Sign

M.H. Penick
M.H. Penick
(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

