

Send tax notice to:
Gustavo Felix-Rodriguez
21 Houston Drive
Pelham, AL 35124
File No. PEL1600017

PEL1600017

Case No. 011-455441

STATE OF ALABAMA
COUNTY OF SHELBY

20160321000088730
03/21/2016 11:24:29 AM
DEEDS 1/3

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 Thirty Eight Thousand Three and 00/100 Dollars (\$38,003.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Gustavo Felix-Rodriguez** (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 21, according to the Survey of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 10, 2016.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated May 29th, 2015 and recorded on June 4, 2015 in Instrument No 20150604000185180.

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 August 20, 2015 and recorded on December 3, 2015 in Instrument No 20151203000412840.

TO HAVE AND TO HOLD to the said Michael Langston, in fee simple, 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 8 day of March, 2016.

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

By: [Signature]

Its: designee

Case No. 011-455441

STATE OF

COUNTY OF

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Ray 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 3-8, 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, on the day and year above stated.

GIVEN under my hand and seal this the 8 day of March, 2016.



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

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

Real Estate Sales Validation Form

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

Grantor's Name DEPT OF HUD
 Mailing Address 40 MARIETTA ST
ATLANTA GA 30303

Grantee's Name GUSTAVO FELIX-RODRIGUEZ
 Mailing Address 21 HOUSTON DRIVE
PELHAM, AL 35124

Property Address 21 HOUSTON DR
PELHAM, AL 35124

Date of Sale 3-10-16

Total Purchase Price \$ 38,003

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)

☐ 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 3/10/16

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/21/2016 11:24:29 AM
 \$58.50 CHERRY
 20160321000088730

[Signature]