

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

Send tax notice to:
Tak Shing Chiu
1564 Haddon Drive
Hoover, AL 35226
File No. BHM1600108

Case No. 011-620663

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **Secretary of Housing and Urban Development, its successors and/or assigns** (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Tak Shing Chiu** (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 494, according to the Survey of Waterford Highlands, Sector 3, Phase 2, as recorded in Map Book 32, Page 136, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MARCH 31, 2016

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 12, 2015 and recorded on March 18, 2015 in Instrument No. 20150318000085610.

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 November 6, 2015 and recorded on November 17, 2015 in Instrument No. 20151117000397740.

TO HAVE AND TO HOLD to the said Tak Shing Chiu, 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, its successors and/or assigns, this 28 day of March, 2016.

THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

HomeTelos, LP as Asset Manager
Contractor for C-OPD-23687

For HUD by: Ron Hutchison
Ron Hutchison, Senior Project Manager

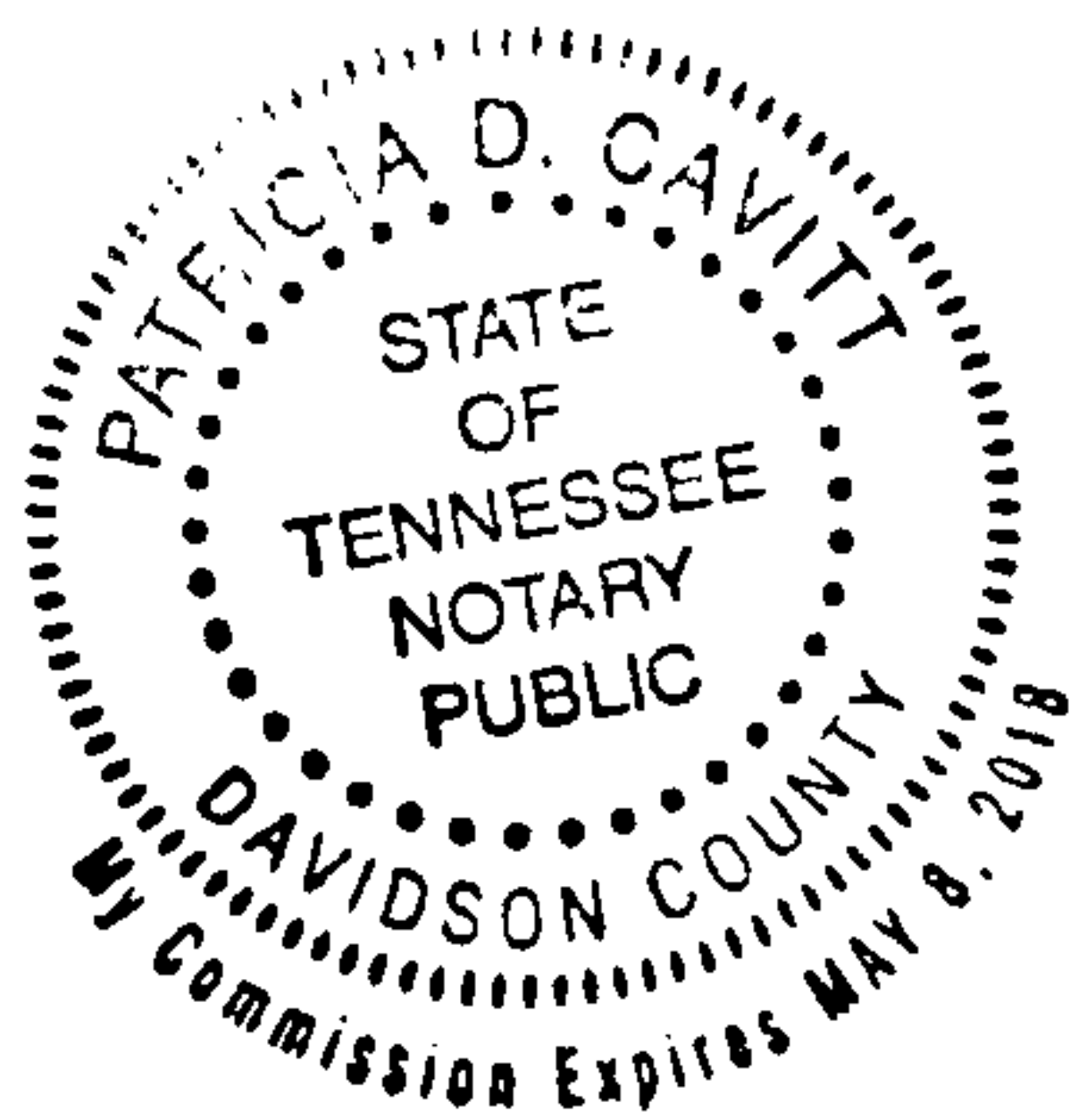
Case No. 011-620663

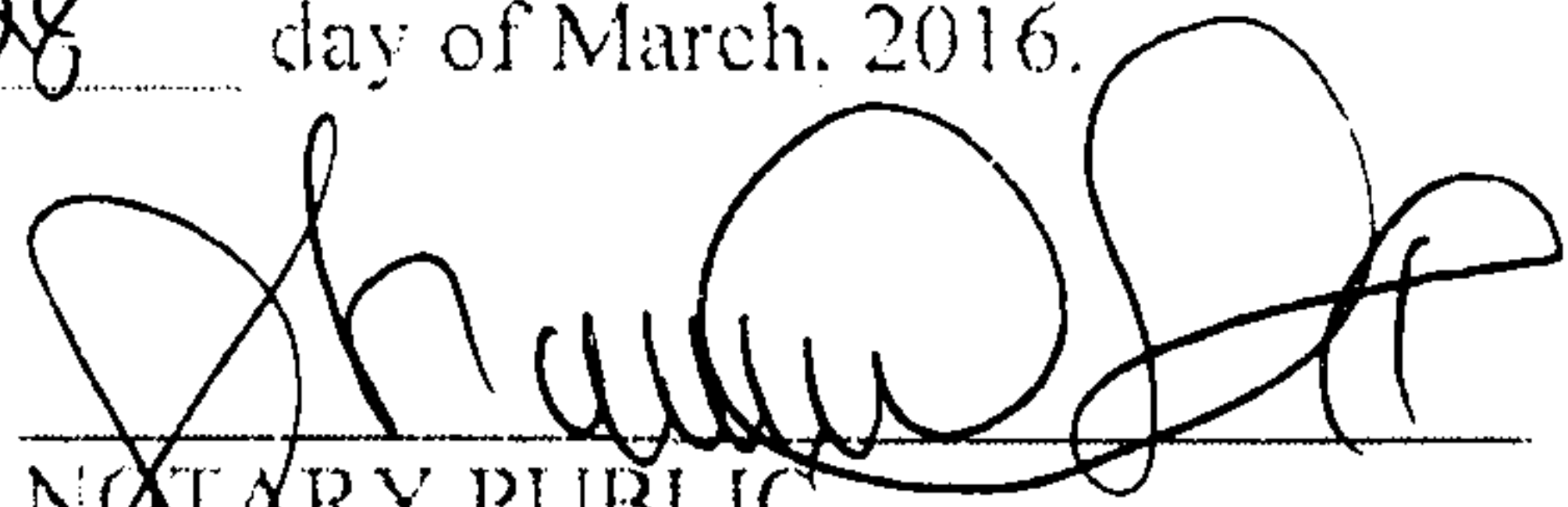
STATE OF TN)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that RON HUTCHISON, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development, its successors and/or assigns and the person who executed the foregoing instrument bearing the date March 28, 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, its successors and/or assigns, on the day and year above stated.

GIVEN under my hand and seal this the 28 day of March, 2016.




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	<u>Secretary of Housing and Urban Development</u>	Grantee's Name	<u>Tak Shing Chiu</u>
Mailing Address	<u>40 Marietta Street, Five Points Plaza</u>	Mailing Address	<u>1564 Haddon Drive</u>
	<u>Atlanta, GA 30303</u>		<u>Hoover, AL 35226</u>
Property Address	<u>181 Waterford Highlands Trl.</u>	Date of Sale	<u>03/31/16</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$ 100,000.00</u>
		or	
20160331000103850 03/31/2016		Actual Value	<u>\$</u>
11:23:08 AM DEEDS 3/3		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 3/31/16

Print Caitlin Graham

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/31/2016 11:23:08 AM
\$120.00 CHERRY
20160331000103850

Form RT-1