

20160415000124780
04/15/2016 03:06:46 PM
DEEDS 1/2

011-607030

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
747 17th Street
Calera, AL 35040

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of Fifty Three Thousand Dollars (\$53,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Bradley Poling, a married man, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lots 16, 15, 14, 13 and 12, according to the Resurvey of Russel R. Hetz property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County Alabama.

Also; a part of Lot 11 Block 52 according to the Resurvey of Russel R. Hetz Property as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz property as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle 96 degrees 38 minutes 49 seconds to the right and run Southerly along the West line of twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said resurvey of Russel R. Hetz property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning. According to the survey of Joseph E. Conn Jr. RLS#9049, dated August 14, 1997.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4-15-16

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 2, 2015 and recorded on July 8, 2015 in Instrument Number 20150708000230870.

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 September 16, 2015 and recorded on October 6, 2015 in Instrument Number 2151006000350140.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said Bradley Poling, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality 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 12 day of April, 2016.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By HomeTelos, LP
AM Contractor for HUD
HomeTelos, LP as Asset Manager
Contractor for D-OPC-23637
By: [Signature]
For HUD by [Signature]
Tracy Spinks, Marketing Manager

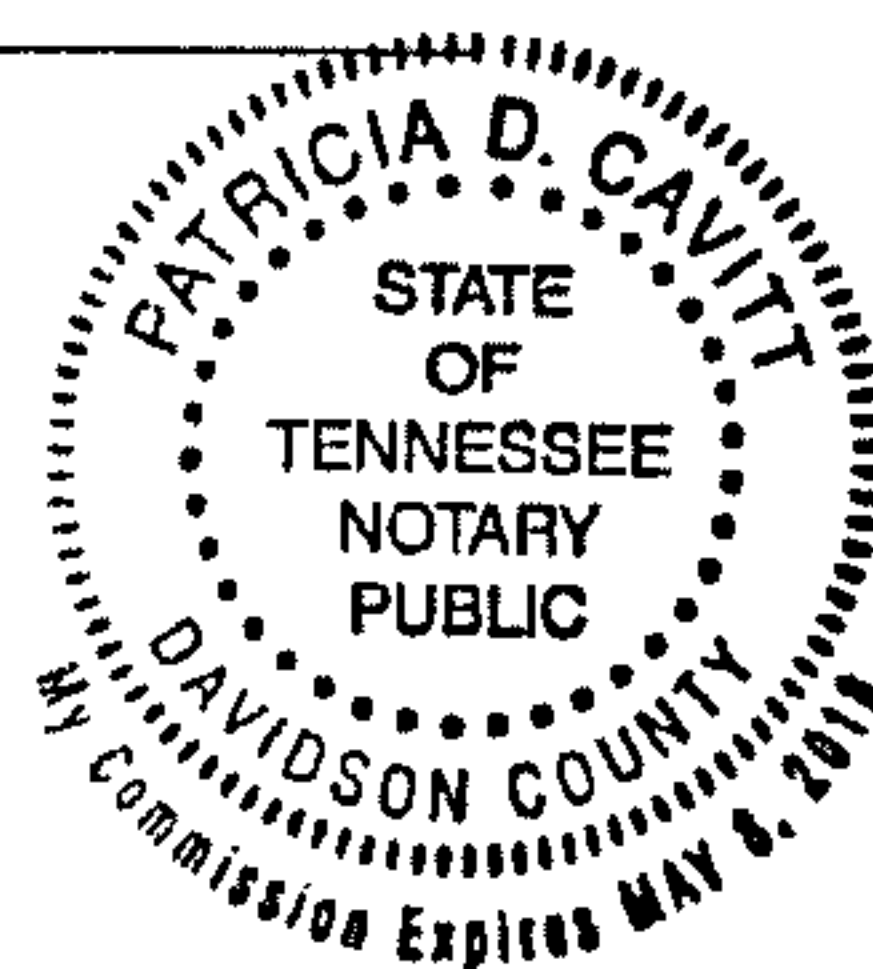
STATE OF TENNESSEE
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that TRACY SPINKS, 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 April 12, 2016, by virtue of the 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 Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and official seal this 12 day of April, 2016.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



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 Dept of HUD
 Mailing Address 40 Marietta St NW
Atlanta GA
30303

Grantee's Name Bradley Poling
 Mailing Address 747 17th St
Calera AZ 35040

Property Address 747 17th St
Calera AZ
35040

Date of Sale 4-15-16
 Total Purchase Price \$ 53,000.00
 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 _____

Print April Smith

Unattested

Sign Adrian

(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
 04/15/2016 03:06:46 PM
 \$18.00 CHERRY
 20160415000124780

James W. Fuhrmeister