

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080  
011-437959

Send Tax Notice to:  
Molly M. Wyatt  
1069 Spring Creek Road  
Montevallo, AL 35115

STATE OF ALABAMA  
SHELBY COUNTY

}

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY THOUSAND (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mollie M. Wyatt**, an unmarried woman (hereinafter referred to as GRANTEE), in fee simple, with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of 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 THE SW 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 3 WEST AND GO SOUTH 1 DEGREE 12 MINUTES 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 DEGREES 35 MINUTES WEST ALONG SAID NORTHWESTERLY BOUNDARY OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY FOR 100.00 FEET; THENCE NORTH 38 DEGREES 25 MINUTES WEST FOR 171.15 FEET; THENCE NORTH 14 DEGREES 23 MINUTES WEST FOR 49.10 FEET; THENCE NORTH 51 DEGREES 35 MINUTES EAST FOR 80.00 FEET; THENCE SOUTH 38 DEGREES 25 MINUTES EAST FOR 216.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 20, 2015, and recorded on April 20, 2015 as Instrument No. 20150420000128130, Page 1-3.

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 May 20, 2015, and recorded on February 16, 2016 as Instrument No. 20160216000047980, Page 1-4.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

The effective date of this deed is April 18, 2016.

Shelby County, AL 04/20/2016  
State of Alabama  
Deed Tax: \$60.00

20160420000129190 1/3 \$80.00  
Shelby Cnty Judge of Probate, AL  
04/20/2016 10:12:51 AM FILED/CERT

TO HAVE AND TO HOLD, unto the said GRANTEE, 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, said GRANTOR has hereunto set his/her hand as the duly authorized representative of the Secretary of Housing and Urban Development this 14th day of April, 2016.

JULIAN CASTRO  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
By: \_\_\_\_\_  
HUD delegated authority

HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637  
For HUD by: [Signature] 4/14/2016  
Tracy Spinks, Marketing Manager

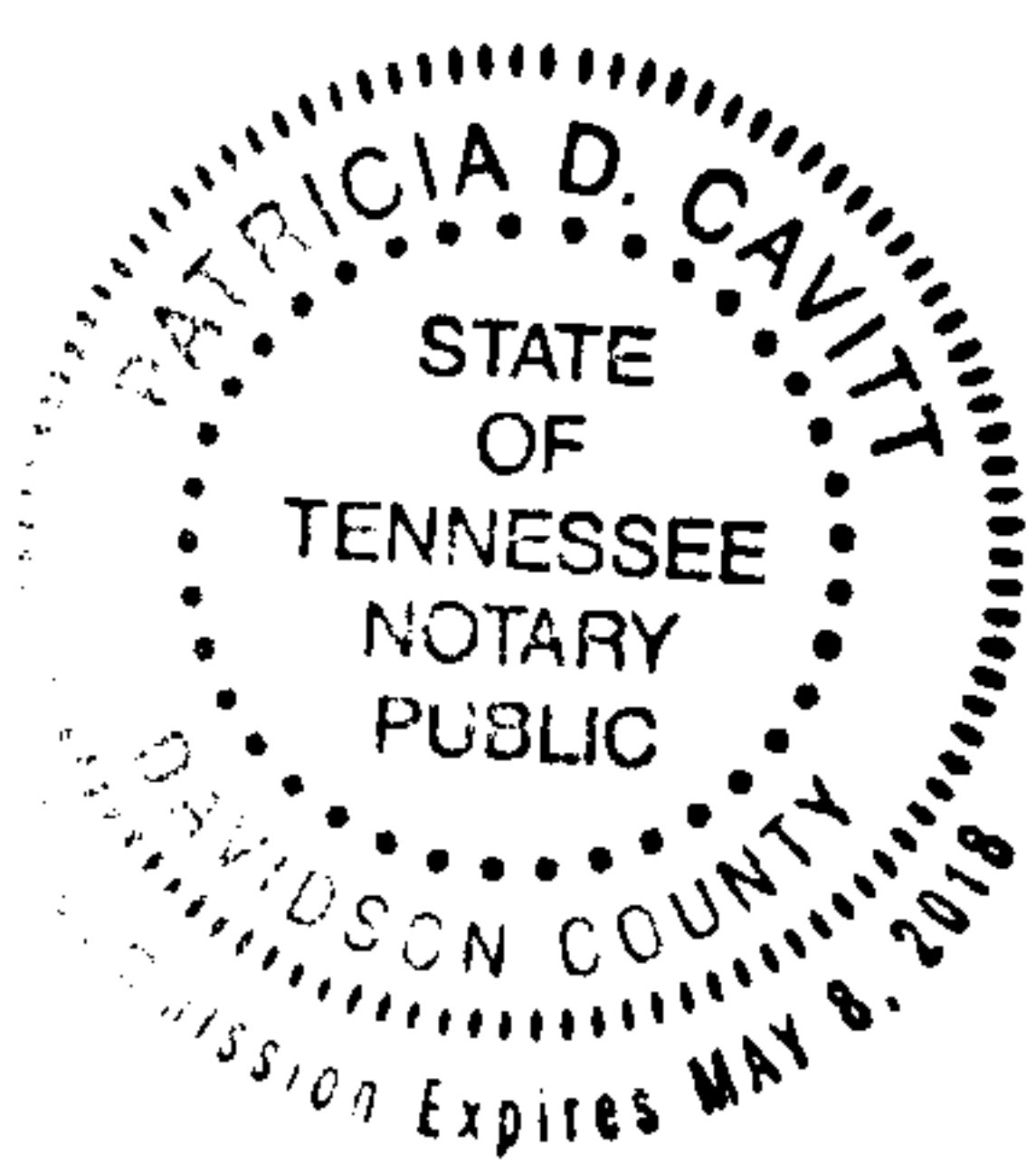
STATE OF TN  
Davidson COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that TRACY SPINKS, who is personally 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 18th, 2016, by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 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 Julian Castro, Secretary of Housing and Urban Development, on the day and year above stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of April, 2016.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_  
011-437959



The effective date of this deed is April 18, 2016.



## Real Estate Sales Validation Form

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

Grantor's Name Secretary of Housing & Urban Development  
Mailing Address 40 Marietta Street  
Atlanta, GA 30303

Grantee's Name Mollie M. Wyatt  
Mailing Address 1069 Spring Creek Road  
Montevallo, AL 35115

Property Address 1069 Spring Creek Road  
Montevallo, AL 35115

Date of Sale 04/18/2016  
Total Purchase Price \$60,000.00



20160420000129190 3/3 \$80.00  
Shelby Cnty Judge of Probate, AL  
04/20/2016 10:12:51 AM FILED/CERT

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ 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 04/18/2016

Print Justin Smitherman

Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one