

011-489740

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
JUAN HERNANDEZ  
12737 HIGHWAY 25  
CALERA, AL 35040

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$68,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto JUAN HERNANDEZ, MARRIED in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 7, of Caleriana Farms, a subdivision of the Northeast Quarter of the Southwest Quarter and the South half of the Southwest Quarter of Section 14, Township 22 South, Range 2 West, Shelby County, Alabama, a map of which dated June 29, 1929, is recorded in Map Book 3, Page 32, in the Probate Office of Shelby County, Alabama , and which is more particularly described as follows: Commence at the Southeast corner of the Northwest Quarter of the Southwest Quarter, Section 14, Township 22 South, Range 2 West; thence run South along the East line of the Southwest Quarter of the Southwest Quarter of said Section 14 a distance of 510 feet, more or less, to the North margin of the right of way of the Calera-Columbiana Highway; run thence in a Southwesterly direction and along said North right of way line of said Highway 165 feet to a point, said point being the Point of Beginning of the lot herein conveyed; continue thence in a Southwesterly direction and along said North right of way line of said Highway 165 feet to a point; run thence North and parallel with said East line of said Southwest Quarter of the Southwest Quarter 527 feet, more or less, to the South line of said Northwest Quarter of the Southwest Quarter, Section 14, Township 22 South, Range 2 West; run thence East along said South line of said Northwest Quarter of the Southwest Quarter, 165 feet more or less to the Northwest corner of Lot 8 of said Caleriana Farms; run thence South and parallel with the East line of said Southwest Quarter of the Southwest Quarter 510 feet, more or less to the said Point of Beginning; being situated in the Southwest Quarter of the Southwest Quarter Section 14, Township 22 South, Range 2 West, Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4-26-16


Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JUNE 18, 2015 and recorded on JUNE 22, 2015 in INSTRUMENT NUMBER 20150622000208560.

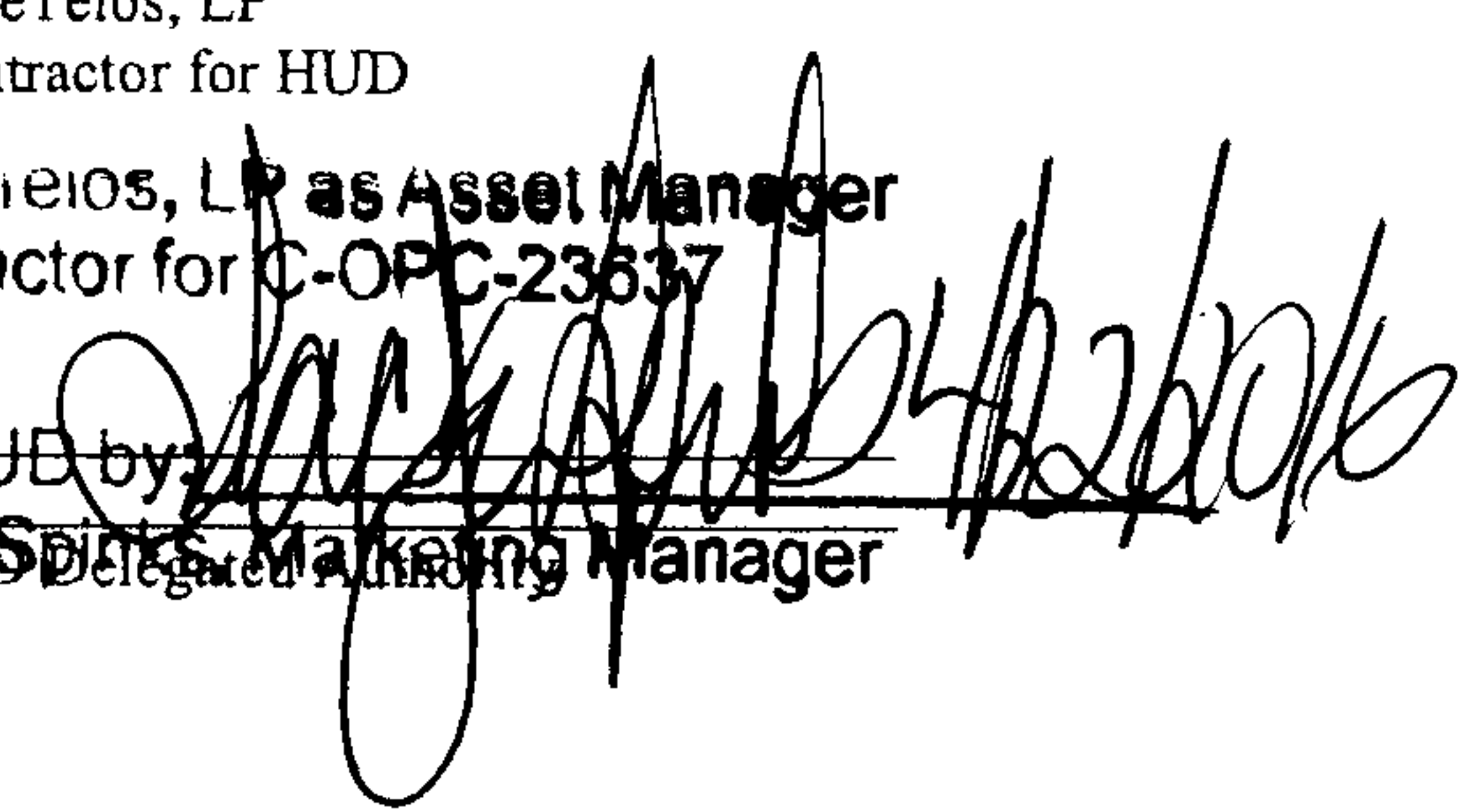
Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated AUGUST 4, 2015 and recorded on FEBRUARY 19, 2016 in INSTRUMENT NUMBER 20160219000052520.

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 JUAN HERNANDEZ, MARRIED 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 22 day of April, 2016.

  
20160429000142160 1/3 \$88.50  
Shelby Cnty Judge of Probate, AL  
04/29/2016 12:24:01 PM FILED/CERT

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By HomeTelos, LP  
AM Contractor for HUD  
HomeTelos, LP as Asset Manager  
Contractor for C-OPC-23637  
By:   
For HUD by \_\_\_\_\_  
Tracy Spinks, Marketing Manager


STATE OF TENNESSEE  
COUNTY OF Darwin

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that \_\_\_\_\_, 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 22, 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

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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 22 day of April 2016

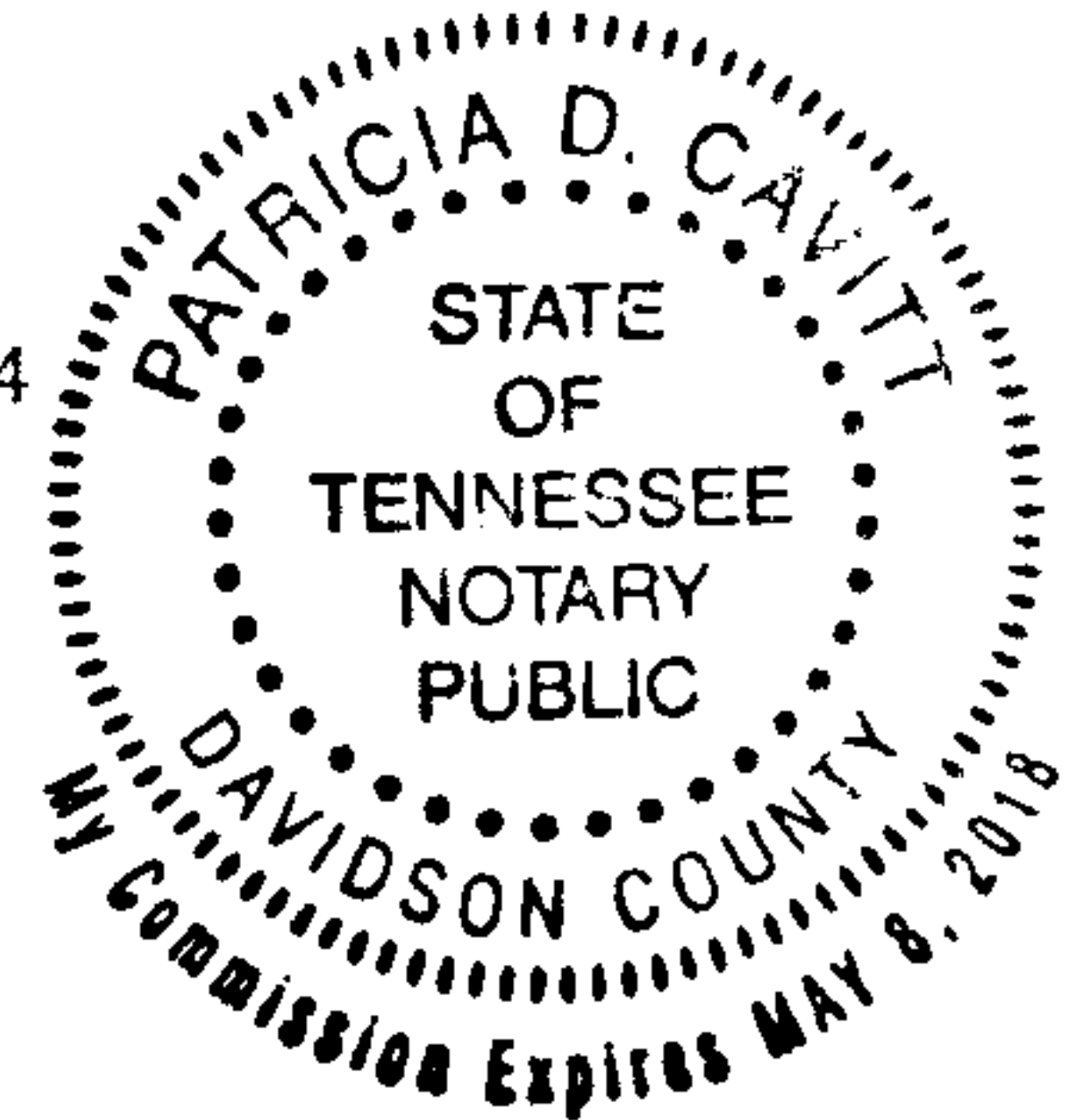
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_


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



  
20160429000142160 2/3 \$88.50  
Shelby Cnty Judge of Probate, AL  
04/29/2016 12:24:01 PM FILED/CERT



# 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 Department of HUD  
Mailing Address 40 Marietta Street NW  
Five Points Plaza  
Atlanta, GA 30303

Grantee's Name JUAN HERNANDEZ, MARRIED  
Mailing Address 113 BROOK HOLLOW WAY  
PELHAM, AL 35124

Property Address 12737 HIGHWAY 25  
CAI FRA AL 35040

Date of Sale APRIL 26, 2016  
Total Purchase Price \$ 68,500.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20160429000142160 3/3 \$88.50  
Shelby Cnty Judge of Probate, AL  
04/29/2016 12:24:01 PM FILED/CERT

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 Anthony Metcalfe

☐ Unattested

Sign Anthony Metcalfe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1