

20160523000175030
05/23/2016 01:55:41 PM
DEEDS 1/2

011-480168

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
REX RESIDENTIAL PROPERTY
OWNER, LLC
2803 SAINT PATRICK PL NORTH
HELENA, AL 35080

KNOW ALL MEN BY THESE PRESENTS, that The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development, for and in consideration of EIGHTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$83,500.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto REX RESIDENTIAL PROPERTY OWNER, LLC in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 27 according to the Map of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100 in the Probate Office of Shelby County

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 19, 2016

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated OCTOBER 7, 2014 and recorded on OCTOBER 8, 2014 in INSTRUMENT NUMBER 20141008000316410.

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 OCTOBER 24, 2014 and recorded on MARCH 8, 2016 in INSTRUMENT NUMBER 20160308000073460.

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 REX RESIDENTIAL PROPERTY OWNER, LLC 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 16 day of May, 2016

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

By:

Asa Hardy
Designated Signatory for PEMCO

STATE OF GEORGIA
COUNTY OF COBB

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Asa Hardy, 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 May 16, 2016, by virtue of the authority vested in him/her by the delegation of authority published at 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 16 day of May, 2016



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

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

Grantee's Name REX RESIDENTIAL PROPERTY OWNER, LLC
 Mailing Address 3 CORDES ST
 CHARLESTON SC, 29401

Property Address 2803 SAINT PATRICK PL NORTH
 HELENA, AL 35080

Date of Sale MAY 19, 2016

Total Purchase Price \$ 83,500.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/23/2016 01:55:41 PM
 \$100.50 CHERRY
 20160523000175030

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

Unattested _____

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one