

20160701000230310
07/01/2016 02:16:19 PM
DEEDS 1/2

011-644548

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
DAVID H. LOLLAR III
AND STARLA R. LOLLAR
1068 HIGHWAY 55
WILSONVILLE, AL 35186

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of SIXTY THREE THOUSAND AND NO/100 (\$63,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto DAVID H. LOLLAR III AND STARLA R. LOLLAR, 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 4A, in the White Family Subdivision, as recorded in Map Book 38, Page 106, in the Probate Office of Shelby County, Alabama, as Instrument No. 200706000262870.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 6-30-16

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated NOVEMBER 22, 2013 and recorded on NOVEMBER 27, 2013 in INSTRUMENT NUMBER 20131127000464490.

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 DECEMBER 31, 2013 and recorded on MAY 2, 2016 in INSTRUMENT NUMBER 20160502000145410.

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 DAVID H. LOLLAR III AND STARLA R. LOLLAR, 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 27 day of June, 2016.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Q Integrated Co.
Q Integrated Co., Asset Manager 16-D-01
Contractor for DU204SA-16-D-01
By: [Signature]
For HUD by: Christie Perry, Closing Manager
Delegated Authority

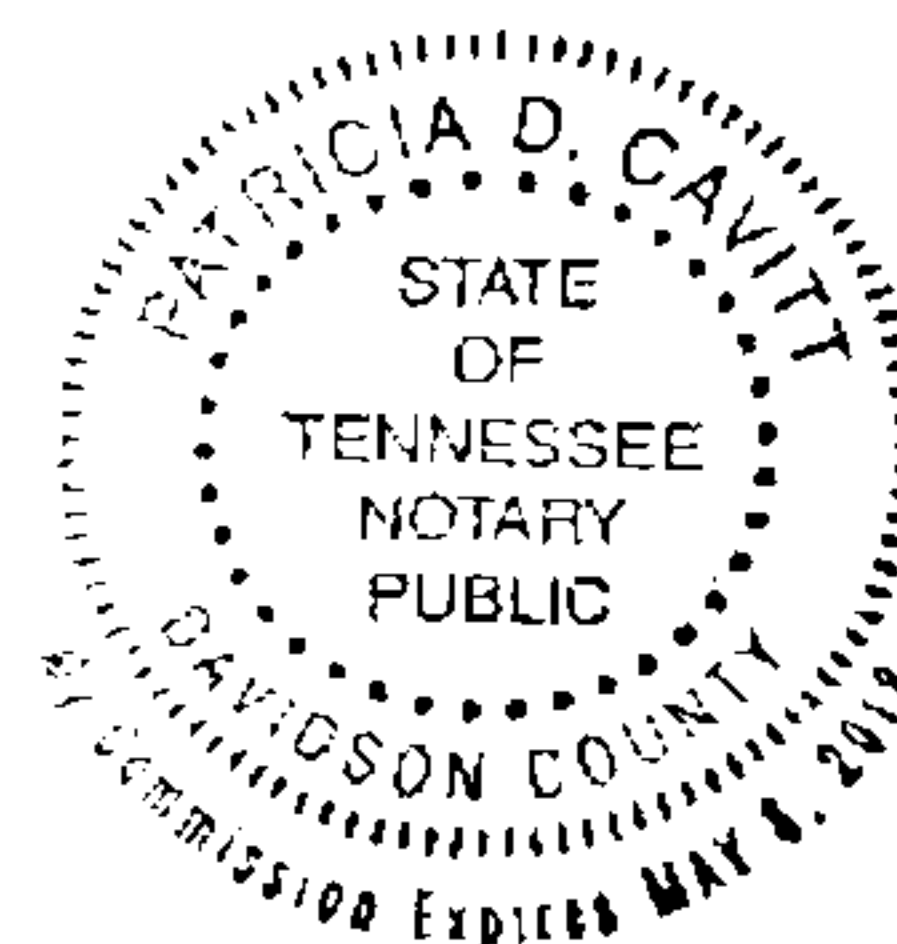
STATE OF TENNESSEE
COUNTY OF Davidson

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Christie Perry, 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 June 24, 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 27 day of June, 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 Department of HUD	Grantee's Name	DAVID H. LOLLAR III AND STARLA R. LOLLAR, MARRIED
Mailing Address	40 Marietta Street NW	Mailing Address	1760 DEARMANVILLE RD
	Five Points Plaza		
	Atlanta, GA 30303		ANNISTON, AL 36207
Property Address	1068 HIGHWAY 55	Date of Sale	JUNE 30, 2016
		Total Purchase Price	\$ 63,000.00
	WILSONVILLE, AL 35186	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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.

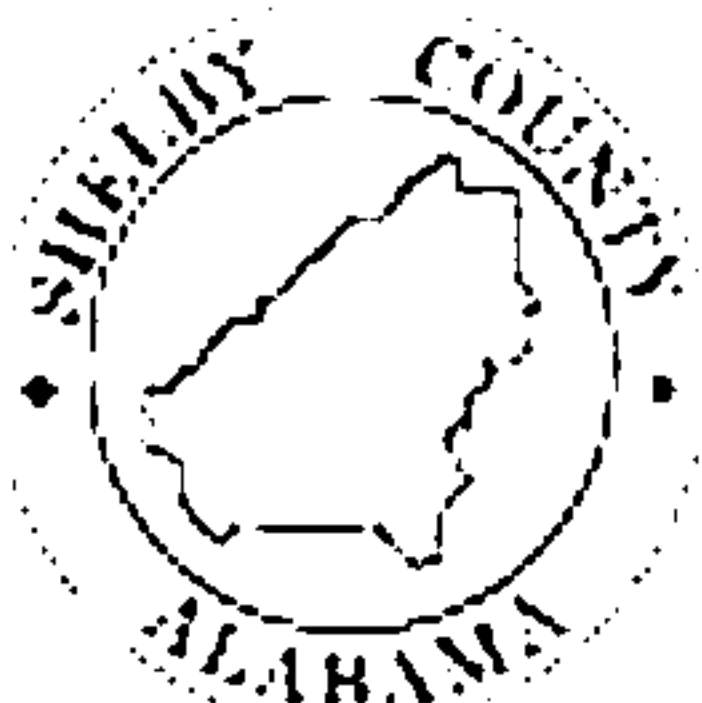
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 _____	Print <u>Anthony Metcalfe</u>
Unattested _____	Sign <u>Anthony Metcalfe</u>
(verified by)	(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
 07/01/2016 02:16:19 PM
 \$81.00 CHERRY
 20160701000230310