

Case No. 011-655448

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
125 Cupids Lane  
Chelsea, AL. 35043

KNOW ALL MEN BY THESE PRESENTS, that the Secretary of Housing and Urban Development, of Washington, D.C., his successors and assigns, for and in consideration of ONE HUNDRED TWENTY-TWO THOUSAND and No/100 Dollars (\$122,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Gilad Oz, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

See attached Exhibit A for Legal Description

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 25th, 2016

Being the same property acquired by the Secretary of Housing and Urban Development, of Washington D.C. his successors and assigns, pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et Seq.). Deed dated January 22, 2016 and recorded on January 29, 2016, in Instrument No.20160129000029900, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Gilad Oz, in fee simple, and to his 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 21 day of October, 2016.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By: Q Integrated Co., Management and  
Marketing Contractor for HUD State of Alabama  
Contractor for DU204SA-16-D-01

By: \_\_\_\_\_

For HUD by: Ron Hutchison  
Designated Signatory for Q Integrated Co.  
Ron Hutchison, Project Manager

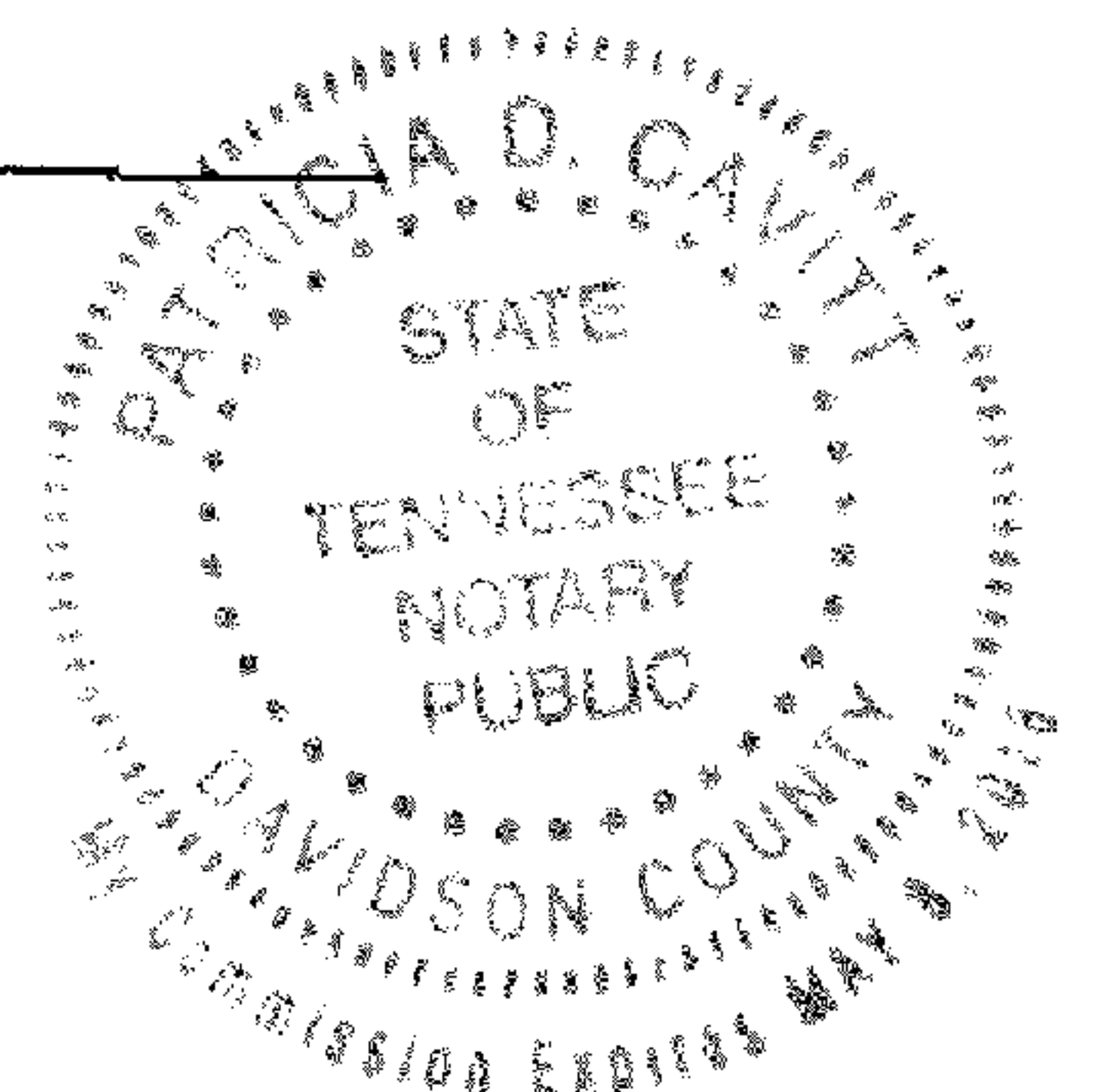
STATE OF TN  
COUNTY OF DAVIDSON

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that RON HUTCHISON, 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 October, 21, 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 21 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



011-655448

Exhibit "A"

**LEGAL DESCRIPTION**

Commence at the Northeast corner of the North one-half of the Northwest quarter of Section 4, Township 20 South, Range 1 West, thence run South along the East boundary line of quarter-quarter line for 654.06 feet; thence turn an angle of 89 degrees 12 minutes to the right and run 1196.84 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds left and run 481.96 feet to the point of beginning; thence continue along last said course for 181.26 feet; thence turn an angle of 90 degrees 57 minutes 30 seconds left and run 240.04 feet; thence turn an angle of 89 degrees 04 minutes 21 seconds left and run 181.26 feet; thence turn an angle of 90 degrees 55 minutes 39 seconds left and run 240.30 feet to the point of beginning.

Also a 60 foot easement described as follows:

Commence at the Northeast corner of the North one-half of the Northwest Quarter of Section 4, Township 20 South, Range 1 West; thence run south along the east line of said quarter section a distance of 594.06 feet to the point of beginning; thence continue along the last course for 60.00 feet; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 1196.84 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds to the left and run 663.22 feet to the South line of said quarter section, thence turn an angle of 89 degrees 02 minutes 30 seconds right and run West along said South line of Quarter section for 60.0 feet; thence turn an angle of 90 degrees 57 minutes 30 seconds right and run 723.27 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds right and run 1256.72 feet to the point of beginning.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	The Secretary of Housing and Urban Development (FHA Case No. 011-655448)	Grantee's Name	Gilad Oz
Mailing Address	40 Marietta Street Atlanta, GA 30303	Mailing Address	2084 Valleydale Road Birmingham, AL 35209
Property Address	125 Cupids Lane Chelsea, AL 35043	Date of Sale	October 25, 2016
		Total Purchase Price	\$122,000.00
		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)

<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 of 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 October 25, 2016

Print Gilad Oz

Unattested

(verified by)

Sign

By

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Gilad Oz By: Sharron Stevens, Attorney-in-fact



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/28/2016 11:03:55 AM  
\$143.00 CHERRY  
20161028000396730

Form RT-1

[Signature]