

011-801709

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
HOME DEALS ALABAMA
115 STERLING OAKS DRIVE
HOOVER, AL 35244

KNOW ALL MEN BY THESE PRESENTS, that **Secretary of Housing and Urban Development**, for and in consideration of **SEVENTY THOUSAND TWO HUNDRED SEVENTY SIX AND 56/100(\$70,276.56)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **HOME DEALS ALABAMA**, in fee simple, together with every right of reversion, the following described real property situated in the County of **SHELBY**, State of Alabama:

Unit 115, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and first Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association recorded in Exhibit D of the Declaration of Condominium together with an undivided 1/60 Interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A through D, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3-7-17

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JUNE 8, 2016 and recorded on JUNE 8, 2016 in INSTRUMENT NUMBER 20160608000197030.

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 JULY 6, 2016 and recorded on JULY 7, 2016 in INSTRUMENT NUMBER 20160707000236910.

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 **HOME DEALS ALABAMA**, 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 1 day of March, 2017.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Q Integrated Co., Asset Manager
Assistant Secretary for D02048A-16-D-01
By: _____
For HUD by: Ron Hutchison
HUD Delegated Authority
Ron Hutchison, Project Manager

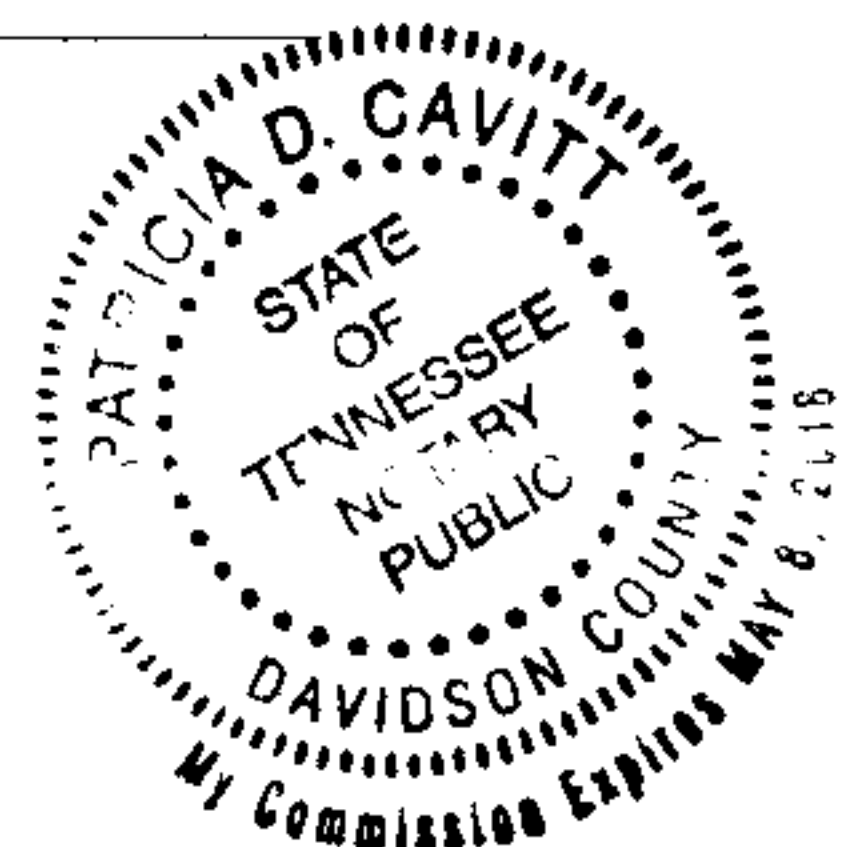
STATE OF TENNESSEE
COUNTY OF Davidson

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 March 1, 2017, 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 1 day of March, 2017.

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 SECRETARY OF HOUSING AND
Mailing Address URBAN DEVELOPMENT
40 MARIETTA STREET NW
ATLANTA, GA 30303

Grantee's Name HOME DEALS ALABAMA
Mailing Address 2422 ROYAL LANE
PELHAM, AL 35124

Property Address 115 STERLING OAKS DRIVE
HOOVER, AL 35244

Date of Sale MARCH 7, 2017
Total Purchase Price \$ 70,276.56

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
☒ 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).

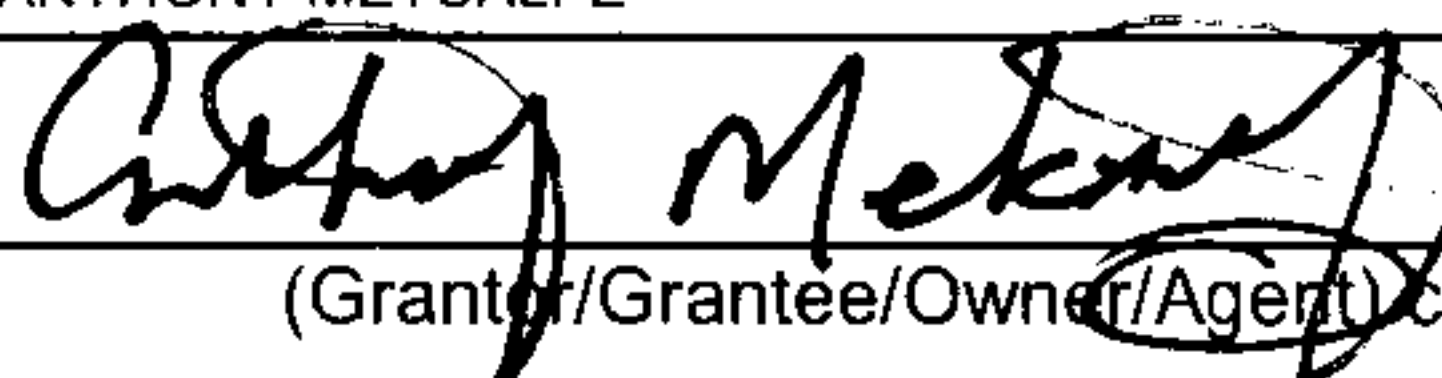
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print ANTHONY METCALFE

☐ Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20170310000082560 2/2 \$88.50
Shelby Cnty Judge of Probate, AL
03/10/2017 12:33:19 PM FILED/CERT

Form RT-1