

Send tax notice to:

Torch 13, LLC

3651 N 100E, Ste 275  
Provo, UT 84604  
GAR1700085

Case No. 011-665537

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **The Secretary of Housing and Urban Development** (hereinafter referred to as "Grantor"), for and in consideration of the sum of One Hundred Twenty Five Thousand Three Hundred Thirty Three and 00/100 Dollars (\$125,333.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Torch 13, LLC**, (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

Lot 623, according to the Survey of Savannah Pointe Sector VI, as recorded in Map Book 30, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 17, 2017**

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 16, 2016 and recorded in Instrument No. 2016031700086620.

**TO HAVE AND TO HOLD** to the said Torch 13, LLC, in fee simple, and to the heirs, together with every right of reversion. Grantors makes no warranty or covenant respecting the nature of equality 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 15 day of March, 2017.

THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT

Q Integrated Co., Asset Manager  
Contractor for DU204SA-16-D-01

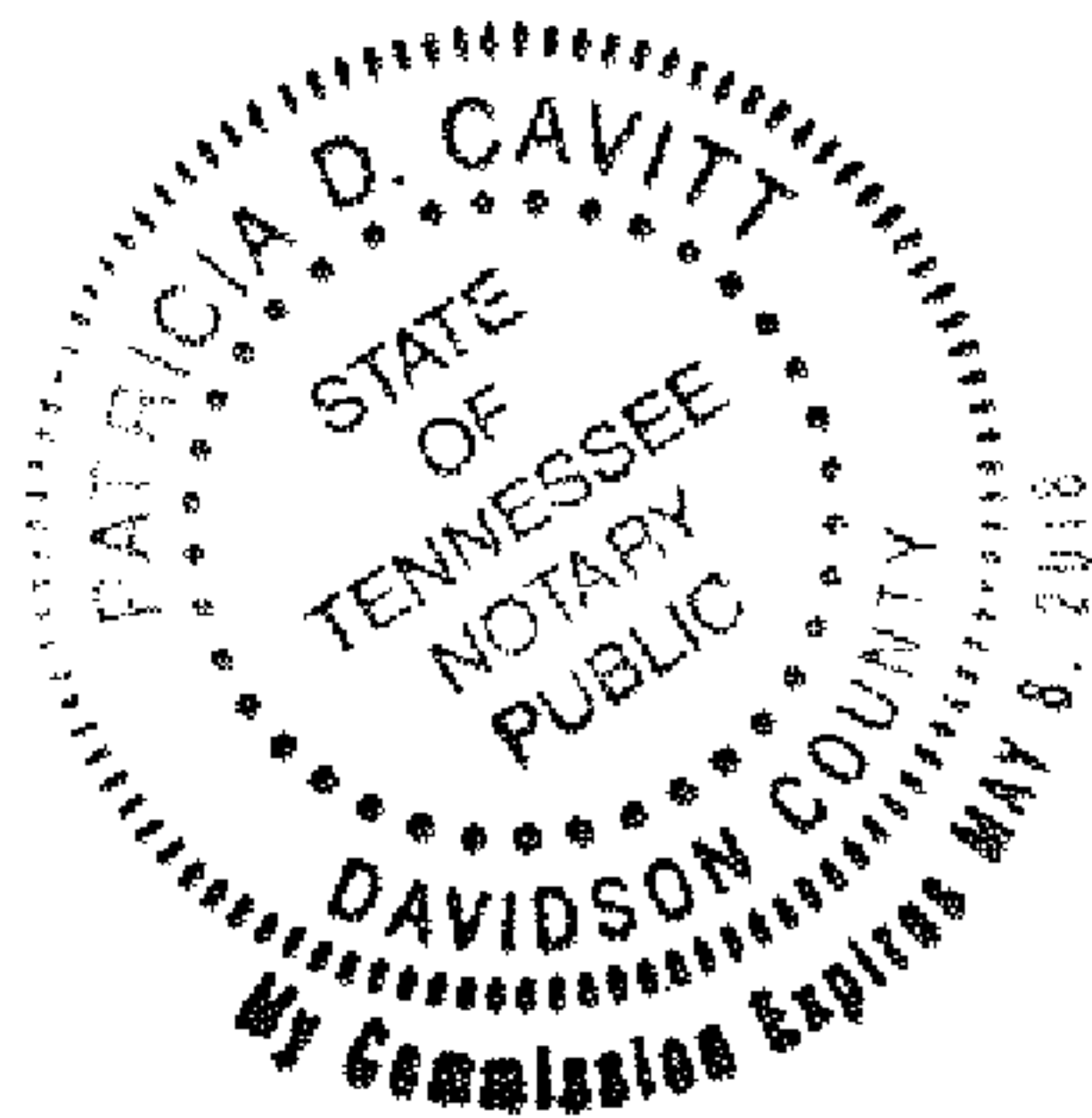
By: Ron Hutchinson  
For: HUD by Ron Hutchinson  
Ron Hutchinson, Project Manager

STATE OF TN  
COUNTY OF Davidson

011-6655.37

I, the 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 15, 2017, by virtue of 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 The Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and seal this the 15 day of March, 2017.



[Signature]  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, 20\_\_.

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Parkway Suite 280  
Birmingham, AL 35243  
S. Kent Stewart

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name HUD  
Mailing Address 40 Marietta St  
Atlanta, GA 30303

Grantee's Name Torch 13, LLC  
Mailing Address 3651 N 100 E  
Ste 275  
Provo, UT 84604

Property Address 312 Savannah Circle  
Calera, AL 35040

Date of Sale 3/17/17  
Total Purchase Price \$ 125,333.00

or  
Actual Value \$

20170322000095150 03/22/2017 08:05:45 AM DEEDS 3/3 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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 3/20/17

Print Stephanie Dunkley

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/22/2017 08:05:45 AM  
\$146.50 CHERRY  
20170322000095150

[Signature]

Form RT-1