

20170413000125460 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/13/2017 12:17:13 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FHA CASE NO.: 011-7873716-703

KNOW ALL MEN BY THESE PRESENTS that for **One Hundred Three Thousand, Two Hundred Dollars and no/100 (\$103,200.00)** in hand paid to Primary Capital Mortgage, the grantor, as party of the first part, by The Secretary of Housing and Urban Development of Washington, D.C., as party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, subject to the provisions hereinafter contained, the following described real property situated in Shelby County, Alabama:

LOT 2, BLOCK 4, ACCORDING TO THE SURVEY OF MEADOWLARK, AS RECORDED IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

PROPERTY ADDRESS: 1415 Hill Spun Rd. Alabaster, AL 35007

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, FOREVER.

This deed shall be **EFFECTIVE** the 1st day of March, 2017.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its undersigned officers, thereunto duly authorized, this the 1st day of March, 2017.

Primary Capital Mortgage, LLC

AFFIX CORPORATE SEAL

BY: Michael Nennig
Its: Vice President, Michael Nennig
ATTEST: Paula Boreshell
Its: Assistant Secretary, Paula Boreshell

ACKNOWLEDGMENT

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STATE OF Illinois
COUNTY Lake

On 3/1/2017 before me, Ana Smith, personally appeared Vice President, Michael Nennig and Assistant Secretary, Paula Borshell, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



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1415 Hill Spun Rd. Alabaster, AL 35007
FHA HUD DEED

GRANTEE'S ADDRESS:
Secretary of Housing & Urban
Development
600 Beacon Parkway West
Beacon Ridge Tower Suite 300
Birmingham, Alabama 35209

GRANTOR'S ADDRESS:
Primary Capital Mortgage, LLC
1 Corporate Dr, Ste 360
Lake Zurich, IL 60047

This instrument prepared by:

Beth McFadden Rouse
McFADDEN, ROUSE & BENDER, LLC
718 Downtowner Boulevard
Mobile, Alabama 36609
251-342-9172
FILE # 2909-191



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113 Wood St Cottonwood, AL 36320
FHA HUD DEED

Real Estate Sales Validation Form

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

Grantor's Name Primary Capital Mortgage, LLC
Mailing Address 1 Corporate Dr., Ste 360
Lake Zurich, IL 60047

Grantee's Name The Secretary of HUD
Mailing Address 600 Beacon Pkwy W
Beacon Ridge Tower Suite 300
Birmingham, AL 35209

Property Address 113 Wood St
Cottonwood, AL 36320

Date of Sale March 17, 2017
Total Purchase Price \$ 10.00



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or
Actual Value \$ 103,200.00

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 Mortgage Foreclosure Deed 20170313000083670
☐ 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 3/17/17

Print Beth McFadden Rouse

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

Unattested
(verified by)

Print Form

Form RT-1