

Send tax notice to:
Torch 13, LLC
3651 N 100 E, Ste 275
Provo, UT 84604
GAR1700167

20170427000144950
04/27/2017 12:06:52 PM
DEEDS 1/3

Case No. 011-683279

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 Sixty Six Thousand Six Hundred Sixty Six and 00/100 Dollars (\$166,666.00), 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 1008, according to the survey of The Arbores of Forest Parks, as recorded in Map Book 25, Page 146 and Instrument No. 19999032466, in the Probate Office of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 26, 2017

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated February 22, 2016 and recorded in Instrument Number 20160222000054430.

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 21 day of April, 2017.

THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

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

By: _____

Its: _____

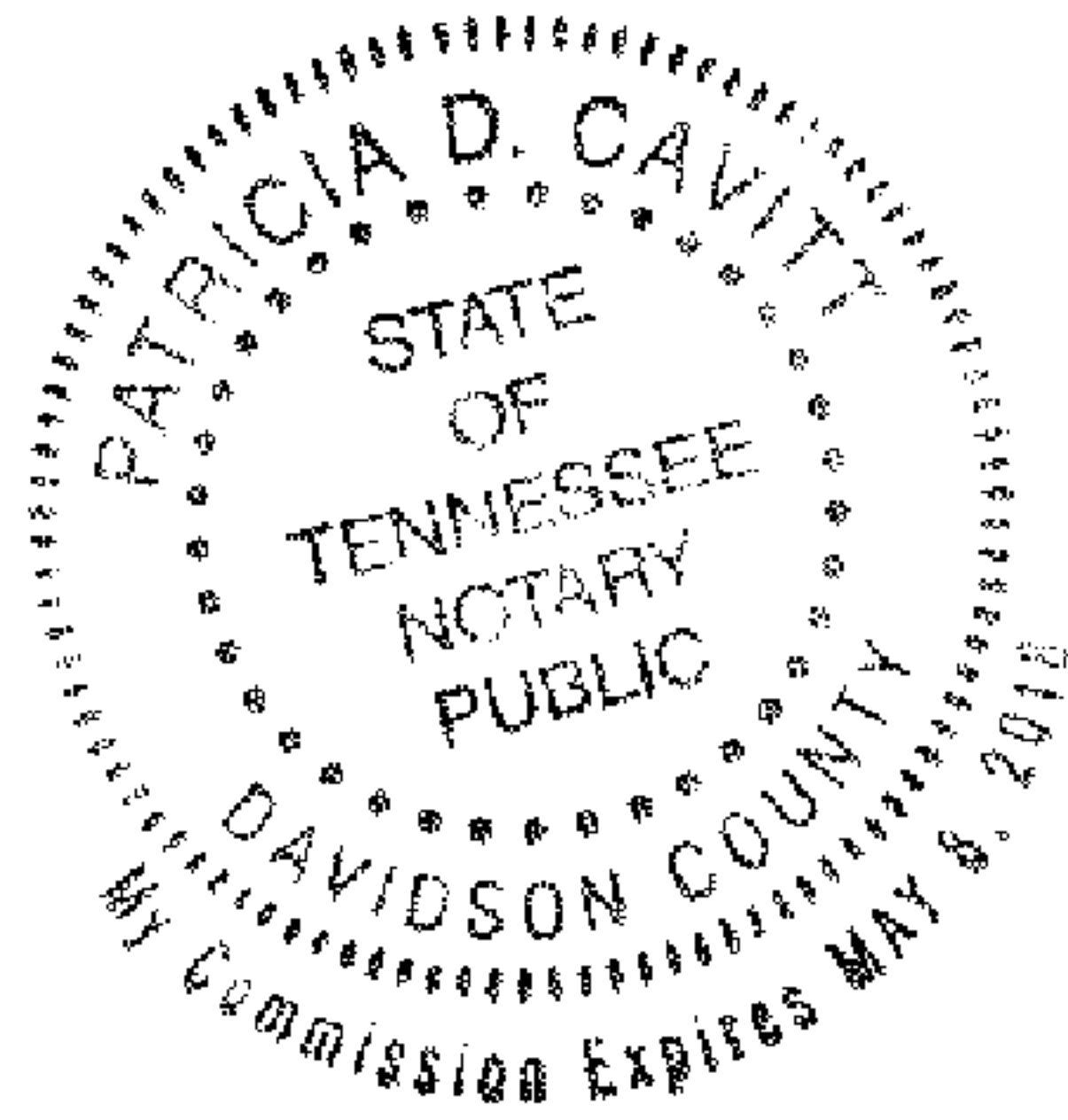
For HUD by: Ron Hutchison
Ron Hutchison, Project Manager

STATE OF TN)
COUNTY OF Davidson ;

011-683279

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 April 21, 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 21 day of April, 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 1740 Grantee's Name Torch 13, LLC
Mailing Address 40 Marietta Street Mailing Address 3651 N 100 E
Atlanta, GA 30303 Ste 275
Provo UT 84601

Property Address 232 Arbor Court Date of Sale 4/26/17
Storret, AL 35147 Total Purchase Price \$ 1100,000.00
or
Actual Value \$ _____

20170427000144950 04/27/2017 12:06:52 PM 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 4/26/17 Print Stephanie L. Dunkley
Unattested Sign _____
(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
04/27/2017 12:06:52 PM
\$188.00 CHERRY
20170427000144950

[Signature]