


Prepared by:  
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Two North Twentieth  
220th Street North, Suite 1310  
Birmingham, Alabama 35203  
File Number: 950715 / Gomez

  
20170530000187760 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/30/2017 02:00:34 PM FILED/CERT

Send Property Tax Notice to:  
Secretary of Housing and Urban  
Development (c/o Information Systems  
Network Corporation, Shepherd Mall  
Office Complex, 2401 NW 23rd St  
Suite 1D, Oklahoma City, OK 73107)

### SPECIAL WARRANTY DEED

#### STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Suntrust Mortgage, Inc.**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Housing and Urban Development** (c/o Information Systems Network Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St Suite 1D, Oklahoma City, OK 73107), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

**Lot 4, according to the Survey of Lexington Parc, Sector 1, as recorded in Map Book 38, page 81, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Property sold AS IS.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED MARCH 31, 2016, RECORDED IN INSTRUMENT NO. 20160408000114350, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the said officer, by Suntrust Mortgage its AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 10th day of MAY, 2016.

THE STATE OF  
COUNTY OF

Commonwealth of VA  
City of Richmond

Suntrust Mortgage, Inc.

By:  
Name:  
Title:

Kelly R. Armstrong  
Assistant Vice President



I, the undersigned Notary Public, in and for said county, in said state hereby certify that Kelly R. Armstrong who is AVP of Suntrust Mortgage is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of AVP.

Eric Gomez

Date 5/10/14

Unattested

(verified by)

Print

Sign

*Kelly R. Armstrong*

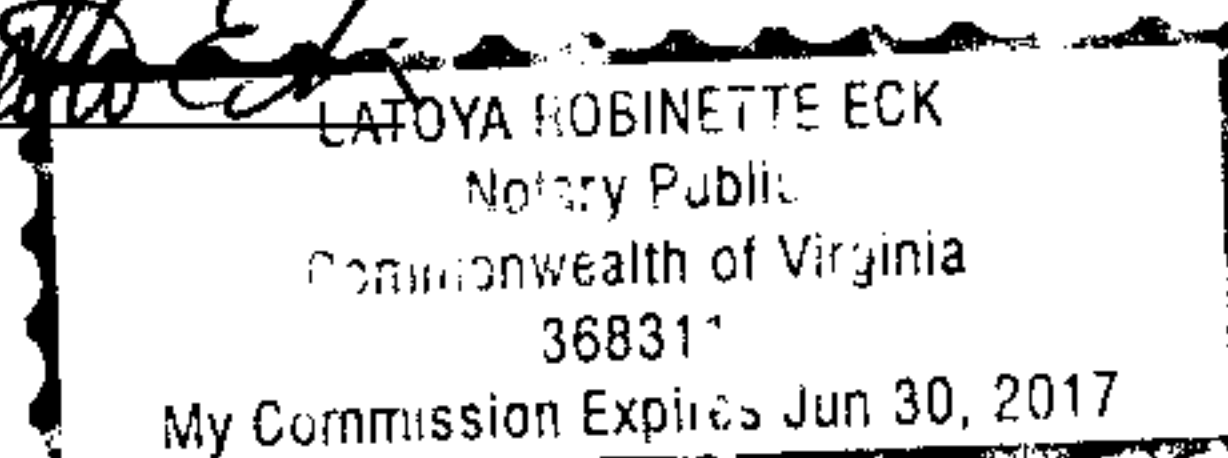
Kelly R. Armstrong  
(Grantor/Grantee/Owner/Agent) circle one  
Assistant Vice President



20170530000187760 2/3 \$22.00  
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GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 10th day of May, 2016.

  
NOTARY PUBLIC



My Commission expires: 6/30/17

### Real Estate Sales Validation Form

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

Grantor's Name Suntrust Mortgage, Inc.

Grantee's Name

Secretary of Housing and Urban Development

Mailing Address

1001 Semmes Avenue  
Richmond, VA 23224

Mailing Address

c/o Information Systems Network Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St Suite 1D, Oklahoma City, OK 73107

Property Address

1012 Pilgrim Ln  
Montevallo, AL 35115

Date of Sale

December 3, 2015

Total Purchase price

\$126,626.57

or

Actual Value

or

Assessed Market Value



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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

☒ X

☐ Other FC Sale

☐ 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).