

20170816000297140  
08/16/2017 01:40:07 PM  
DEEDS 1/2

011-667070

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Kelli C. Stanberry  
14 Mitchell Street  
Wilsonville, AL 35186

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of One Hundred Ten Thousand Dollars (\$110,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Kelli C. Stanberry, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lots 1, 2 and 3 according to the Survey of Mitchell Subdivision, Wilsonville,  
as recorded in the Map Book 4 Page 41 in the Office of the Judge of Probate  
Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 14, 2017

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 11, 2017 and recorded on April 12, 2017 in Instrument Number 20170412000124110.

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 May 31, 2017 and recorded on June 5, 2017 in Instrument Number 20170606000197310.

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 Kelli C. Stanberry, 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 9th day of August, 2017.

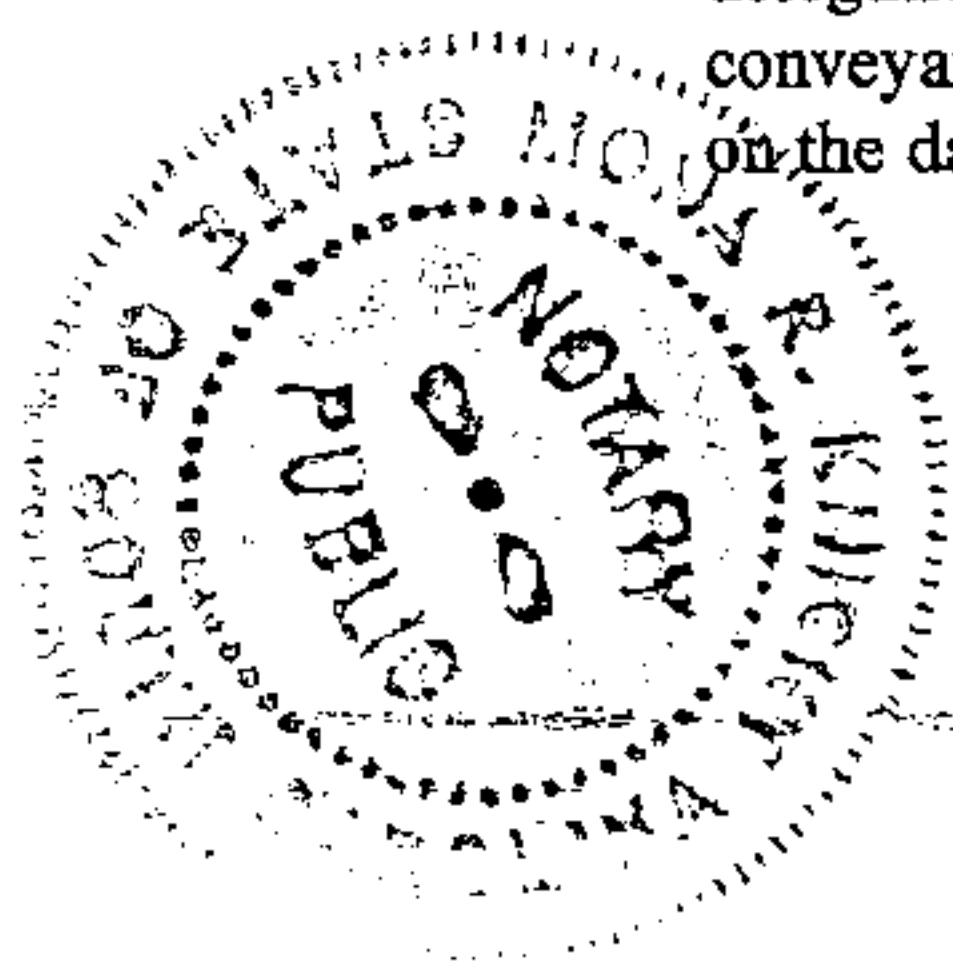
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
By: KM Minemier & Associates, LLC  
Asset Manager Contractor

By: [Signature]  
Jannika Bredin  
HUD Delegated Authority

STATE OF South Carolina  
COUNTY OF Charleston

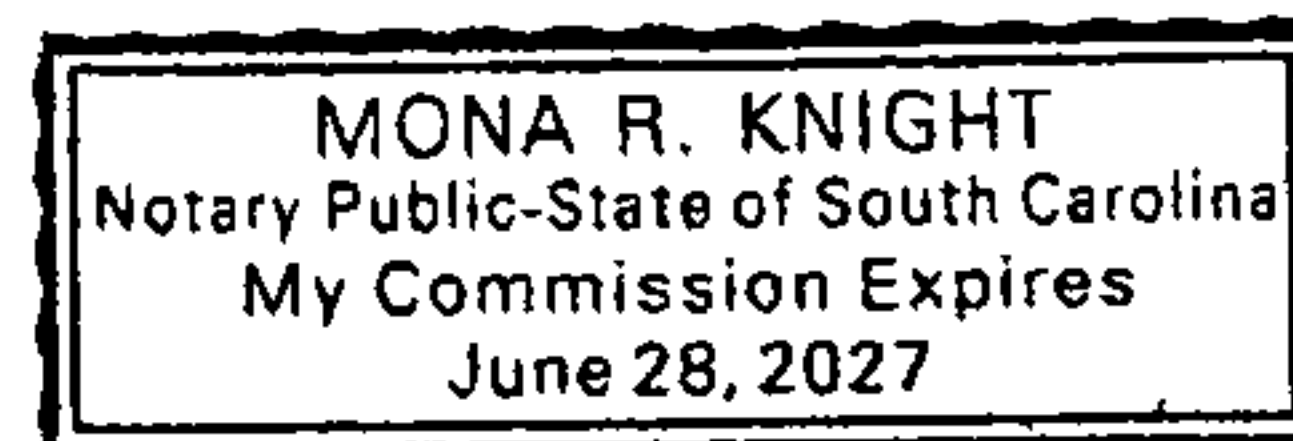
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jannika Bredin, who is personally well known to me to be the duly authorized representative of the Secretary of Housing and Urban Development and the person who executed the foregoing instrument bearing the date August 9, 2017, by virtue of the authority vested in him/her by the delegation of authority, 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 9th day of August, 2017.



Mona R. Knight  
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 HUD  
 Mailing Address 40 Marietta Street  
 Atlanta, GA 30303

Grantee's Name Kelli Stanberry  
 Mailing Address 14 Mitchell Street  
 Wilsonville, AL 35186

Property Address 14 Mitchell Street  
 Wilsonville, AL 35186

Date of Sale 08/14/2017  
 Total Purchase Price \$ 110,000.00

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 8/16/2017



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/16/2017 01:40:07 PM  
 \$23.50 CHERRY  
 20170816000297140

Print Lisa Eaton

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)