



20171019000380500 1/2 \$100.00  
Shelby Cnty Judge of Probate, AL  
10/19/2017 12:22:25 PM FILED/CERT

011-579920

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
**HOME DEALS ALABAMA**  
1131 DEARING DOWNS DR  
HELENA, AL 35080

**KNOW ALL MEN BY THESE PRESENTS**, that **Secretary of Housing and Urban Development**, for and in consideration of EIGHTY TWO THOUSAND AND NO/100 (\$82,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto HOME DEALS ALABAMA, in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

LOT 12, ACCORDING TO SURVEY OF DEARING DOWNS, THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SITUATED IN THE TOWN OF HELENA, SHELBY COUNTY, ALABAMA.

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

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JUNE 6, 2013 and recorded on JUNE 14, 2013 in INSTRUMENT NUMBER 20130614000243320.

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 JUNE 5, 2013 and recorded on MARCH 28, 2017 in INSTRUMENT NUMBER 20170328000102780.

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 HOME DEALS ALABAMA, 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 16 day of October, 2017.

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

Shelby County, AL 10/19/2017  
State of Alabama  
Deed Tax: \$82.00

By: [Signature]  
Jennifer Borden  
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 Jennifer Borden, 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 October 16, 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 16 day of October 2017.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: June 28, 2017

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 US DEPT OF HUD  
Mailing Address FIVE POINTS PLAZA  
40 MARIETTA STREET NW  
ATLANTA, GA 30303

Grantee's Name HOME DEALS ALABAMA  
Mailing Address 2422 ROYAL LANE  
PELHAM, AL 35124


Property Address 1131 DEARING DOWNS DR  
HELENA, AL 35080

Date of Sale OCTOBER 17, 2017  
Total Purchase Price \$ 82,000.00  
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

  
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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 \_\_\_\_\_

Unattested \_\_\_\_\_

(verified by)

Print ANTHONY METCALFE

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1