

20171211000439810
12/11/2017 08:26:49 AM
DEEDS 1/3

011-783808

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
MARIA CARMELIN
B VALADEZ
480 REYNOLDS ROAD
VINCENT, AL 35178

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of SEVENTY NINE THOUSAND AND NO/100 (\$79,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto MARIA CARMELIN B VALADEZ, in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN INSTRUMENT NUMBER 20080708000274550 AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST FOR THE POINT OF BEGINNING; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 1320.55 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 86 DEGREES 30 MINUTES 19 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR 699.84 FEET; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS WEST FOR 1320.41 FEET TO THE SOUTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 86 DEGREES 30 MINUTES 58 SECONDS WEST FOR 699.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION SOLD IN INSTRUMENT # 1993-23422, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 892.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE OF 365.00 FEET TO THE NORTH EDGE OF A DIRT ROAD; THENCE RUN SOUTH 84 DEGREES 58 MINUTES 59 SECONDS EAST ALONG SAID DIRT ROAD FOR 700.10 FEET MORE OR LESS TO A POINT 699.84 FEET EAST OF THE WEST LINE OF SAID ¼- ¼ ; THENCE RUN NORTH 03 DEGREES 28 MINUTES 06 SECONDS EAST FOR 365.00 FEET; THENCE RUN NORTH 84 DEGREES 58 MINUTES 29 SECONDS WEST FOR 700.10 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TO INCLUDE A 1991 PALM HARBOR DOUBLEWIDE BEIGE VIN #PH143089A, TITLE #1262049 (ISSUED 5/9/91) AND VIN #PH143089B, TITLE #12605511 (ISSUED 5/6/91) PURCHASED 2/9/91. PROPERTY ADDRESS: 480 REYNOLDS RD. VINCENT, AL 35178

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

December 7, 2017

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated JUNE 27, 2016 and recorded on JUNE 27, 2016 in INSTRUMENT NUMBER 20160627000222630.

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 15, 2017 and recorded on JUNE 12, 2017 in INSTRUMENT NUMBER 20170612000206320.

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 MARIA CARMELIN B VALADEZ, 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 5th day of December, 2017.

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

By: [Signature]

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 Kenneth B. Smith, 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 December 5, 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 5th day of December 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

MONA R. KNIGHT
Notary Public-State of South Carolina
My Commission Expires
June 28, 2027

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 MARIA CARMELIN B VALADEZ
 Mailing Address 1681 SACKETTS DRIVE
LAWRENCEVILLE, GA 30043

Property Address 480 REYNOLDS ROAD
VINCENT, AL 35178

Date of Sale DECEMBER 7, 2017
 Total Purchase Price \$ 79,000.00
 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.

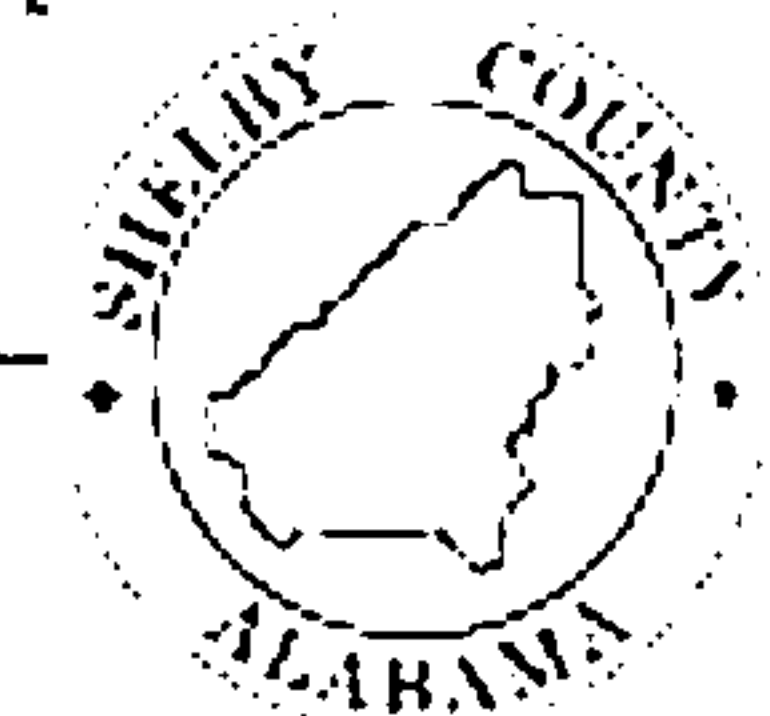
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/11/2017 08:26:49 AM
 \$22.00 DEBBIE
 20171211000439810

Print ANTHONY METCALFE

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

[Signature]

Form RT-1