

Send tax notice to:  
**Nicholaus George**  
2306 Forest Lakes Lane  
Sterrett, AL 35147  
GAR1700536

Case No. 011-751779

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 One Thousand Seven Hundred and 00/100 Dollars (\$161,700.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Nicholaus George, individual** (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 80 B, according to the Map and Survey of Forest Lakes Sector 2, Phase 2, as recorded in Map Book 29, Page 127, Judge of Probate of Shelby County, Alabama.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 13, 2017.**

**Subject** to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 13, 2017 and recorded in Instrument Number 20170614000209660.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$161,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This description provided to Stewart & Associates, P.C. by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

**TO HAVE AND TO HOLD** to the said Nicholaus George 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 15<sup>th</sup> day of December, 2017.

THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT

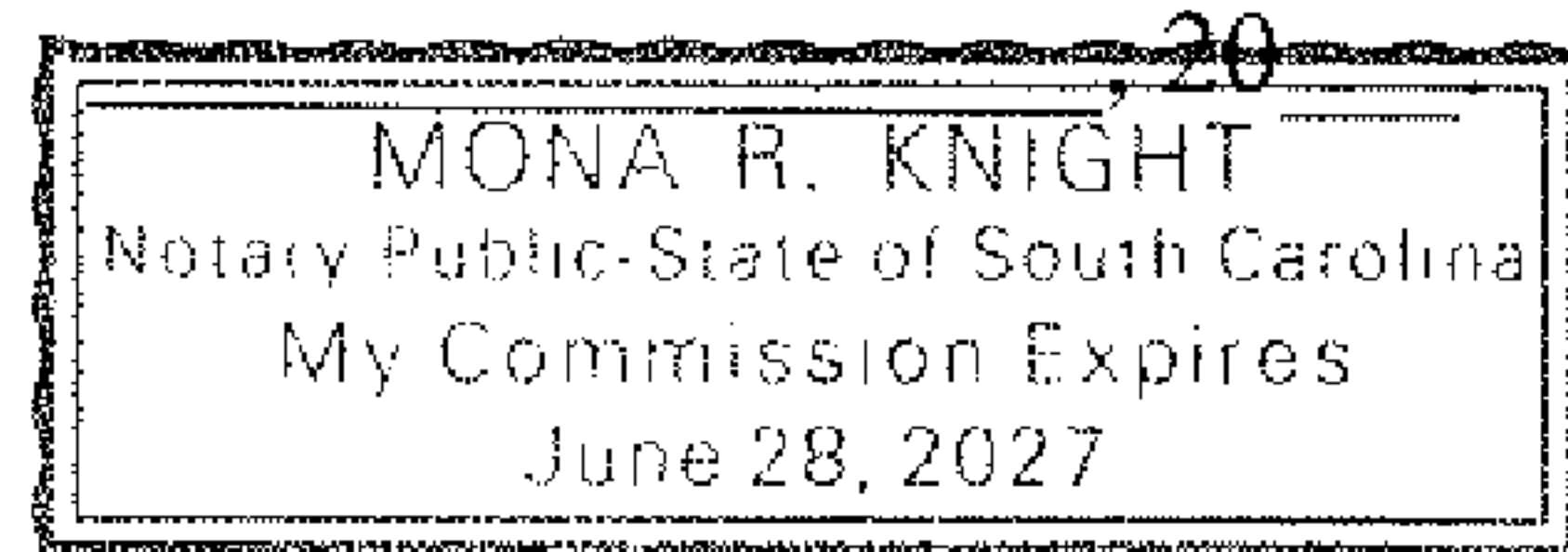
Q. B.  
By: Jennifer Bucka  
Its: Project Manager

STATE OF South Carolina )  
 :  
COUNTY OF Charleston )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Jennifer Burden, 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 12, 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 12<sup>th</sup> day of December, 2017.

Mona R. Knight  
NOTARY PUBLIC  
Printed Name: Mona R. Knight  
My Commission Expires:



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 HUD  
Mailing Address 34 Civic Center Plaza  
Room 7015  
Santa Ana, CA 92701

Grantee's Name Nicholaus George  
Mailing Address 2306 Forest Lakes Lane  
Sterrett, AL 35147

Property Address 2306 Forest Lakes Lane  
Sterrett, AL 35147

Date of Sale 12/13/17  
Total Purchase Price \$ 161,700.00  
or  
Actual Value \$

20171218000448880 12/18/2017 09:00:14 AM DEEDS 4/4 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  
x 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 12/13/17  
Unattested  
Print Stephanie L. Dunlap  
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  
12/18/2017 09:00:14 AM  
\$25.00 CHERRY  
20171218000448880

*[Signature]*