

20180216000050980  
02/16/2018 10:53:38 AM  
DEEDS 1/4

**STATE OF ALABAMA  
SHELBY COUNTY**

**Return To:**

ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108

**Mail Tax Statements To:**

The Secretary of Housing and Urban Development  
c/o Information Systems and Network Corp.  
Shepherd Mall Office Complex  
2401 NW 23rd St., Suite 1D  
Oklahoma City, OK 73107

**Ref. #:** 170334936

**SPECIAL WARRANTY DEED**

Know all men by these presents: That for and in consideration of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that FIFTH THIRD MORTGAGE COMPANY, whose post office address is 5001 Kingsley Drive, Cincinnati, OH 45227 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, together with every contingent remainder and right of reversion, whose post office address is c/o Information Systems and Network Corp., Shepherd Mall Office Complex – 2401 NW 23rd St., Suite 1D, Oklahoma City, OK 73107 (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**Property Address:** 504 Highway 416, Wilsonville, AL 35186


And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

Grantor to convey the title by special warranty deed without covenants of the title or equivalent for the State the property is located. Grantor makes no representations or warranties of any kind or nature whatsoever, whether express, implied, implied by law or otherwise concerning the condition of the title of the property.

In witness whereof, Grantor has hereunto set a hand and seal this 8<sup>th</sup> day of January, 2018.

**FIFTH THIRD MORTGAGE COMPANY**

By: 

Printed Name **Rhonda Jinks**  
**Vice President**

Title: \_\_\_\_\_

STATE OF Ohio)

COUNTY OF Hamilton)


By: 

Printed Name **Kelly Drinan**  
**Officer**

Title: \_\_\_\_\_

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of January, 2018, by Rhonda Jinks who is a/the Vice President, and Kelly Drinan who is a/the Officer of FIFTH THIRD MORTGAGE COMPANY, a Ohio Corporation, on behalf of the corporation.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public  
Printed Name: Michael Yankulov

My commission expires: 5-18-20

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**Prepared By:**

Express Legal Dox, LLC c/o Buddy Huntley, Esq.  
40 Peachtree Valley Rd, Suite 2233  
Atlanta, GA 30309



**MICHAEL YANKULOV**  
Notary Public, State of Ohio  
My Commission Expires  
May 18, 2020

**Exhibit "A"**

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT NO. 4 OF WALTERS COVE, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 71, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA. LESS AND EXCEPT A STRIP OF A UNIFORM WIDTH OF 10 FEET ALONG THE EASTERLY SIDE OF SAID LOT 4.

Property Address: 504 Highway 416, Wilsonville, AL 35186

## Real Estate Sales Validation Form

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

Grantor's Name Fifth Third Mortgage Company  
Mailing Address 5001 Kingsley Drive  
Cincinnati, OH 45227

Grantee's Name The Secretary of Housing &  
Mailing Address Urban Development  
2401 NW 23rd St. Suite 1D  
Oklahoma City, OK 73107

Property Address 504 Highway 416  
Wilsonville, AL 35186

Date of Sale 01/08/2018  
Total Purchase Price \$ 10.00

or  
Actual Value \$ \_\_\_\_\_

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Assessor's Market Value \$ 13,460.00

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 ☐ 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 02/02/2018

Print Shirley Skolnekovich

Unattested

K.A.  
(verified by)

Sign Shirley Skolnekovich  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/16/2018 10:53:38 AM  
\$25.00 CHERRY  
20180216000050980

Form RT-1