

INVESTOR NUMBER: 011-7733065(703)

20180529000187440
05/29/2018 03:47:39 PM
DEEDS 1/3

James B. Nutter & Company CM #: 351263

MORTGAGOR(S): Charles Scott Goggins and Karen Goggins, husband and wife

Grantee's Address:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **James B. Nutter & Company**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the SW corner of the NE 1/4 of the NW 1/4, Section 3, Township 22 South, Range 4 West; thence Easterly 721.68 feet to an old iron pin in place; thence 89 degrees 23 minutes 39 seconds left and run 229.79 feet to the point of beginning; thence continue along last described course 262.50 feet to the South ROW of a county road; thence right 102 degrees 53 minutes and run 157.50 feet along said ROW; thence right 77 degrees 07 minutes and run 262.50 feet; thence right 103 degrees 53 minutes and run 157.50 feet to the point of beginning. Containing 0.95 acres, according to the survey of Robert C. Farmer, Registered Land Surveyor, dated April 21, 1988.

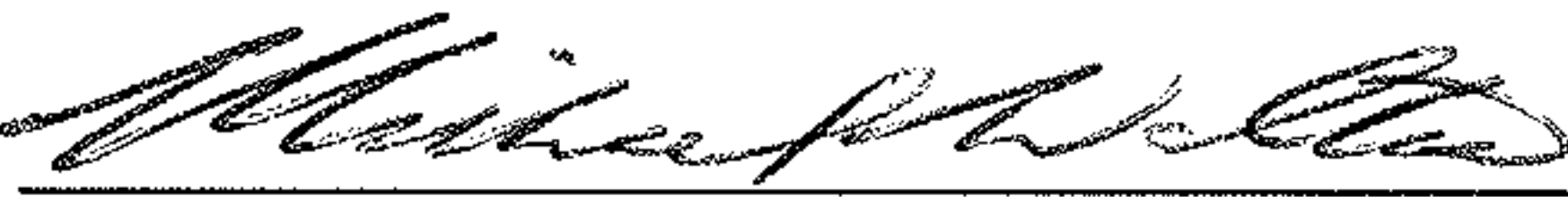
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

351263 *SWD* *Y

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 25th day of May, 2018.

JAMES B. NUTTER & COMPANY

By: 

Its: Assistant Vice President, Michael Walters

STATE OF: MISSOURI)

COUNTY OF: JACKSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Michael Walters** whose name as **Assistant Vice President** of James B. Nutter & Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 25th day of May 2018.


Notary Public

My Commission Expires: 4/22/2020

THIS INSTRUMENT PREPARED BY:

Jahan Berns
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

TONYA L. CHANEY-SKINNER
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires: 4/22/2020
Commission # 12330565

Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | <u>James B. Nutter & Company</u> <u>c/o James B. Nutter & Company</u> | Grantee's Name | <u>Secretary of Housing and Urban Development</u> |
| Mailing Address | <u>4153 Broadway</u> <u>Kansas City, MO 64111</u> | Mailing Address | <u>4400 Will Rogers Parkway</u> <u>Suite 300</u> <u>Oklahoma City, OK 73108-183</u> |
| Property Address | <u>28 Magnolia Way</u> <u>Montevallo, AL 35115</u> | Date of Sale | <u>May 25, 2018</u> |
| | | Total Purchase Price | <u>\$23,940.00</u> |
| | | or | |
| | | Actual Value | <u>\$</u> |
| | | or | |
| | | Assessor's Market Value | <u>\$</u> |

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)


| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Deed |
| <input type="checkbox"/> 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.

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).

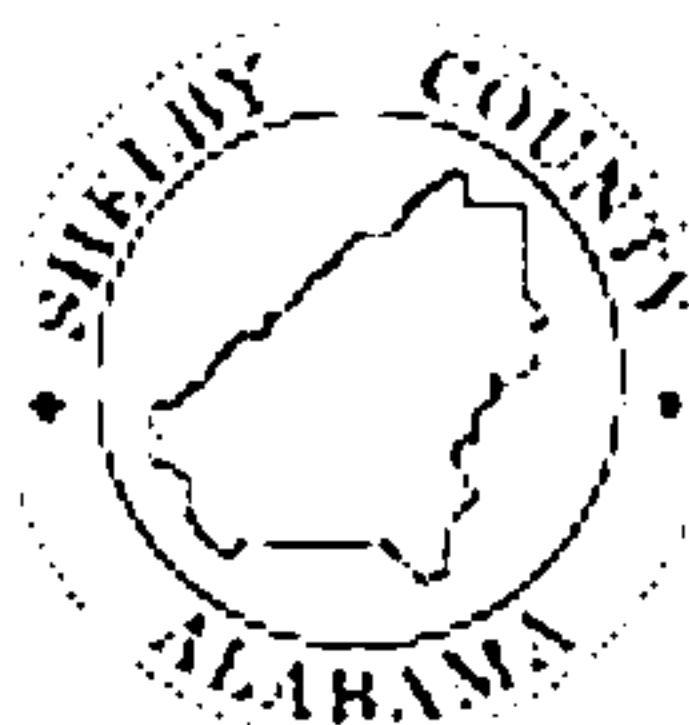
Date 5/29/2018

Print Tiffany Sides, title specialist

Sign 
Grantor/Grantee/Owner/Agent circle one

☐ Unattested
(verified by)

20180529000187440 05/29/2018 03:47:39 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/29/2018 03:47:39 PM
\$22.00 JESSICA
20180529000187440

