

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **CitiMortgage, Inc.**, (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (Attention: Single Family Property Disposition Branch, Beacon Ridge Tower, Suite 300, 600 Beacon Parkway West, Birmingham, AL 35209-3144), his successors and assigns (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama

Lot 3, in Block 3, according to the amended map of Plantation South, First Sector, as recorded in Map Book 7 Page 173 in the Office of the Judge of Probate of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said The Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, CITIMORTGAGE, INC., has caused this conveyance to be executed in its name by its undersigned officer, this 24 day of April, 2017.

**CitiMortgage, Inc., successor by merger to First  
Nationwide Mortgage Corporation**

Affiant

Heather Minear

Printed name: Heather Minear

Title: Vice President – Document Control

Date: 4/24/2017

STATE OF Ky.

COUNTY OF Boone

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Heather Minear, whose name as Vice President - Document Control of CitiMortgage, Inc., 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 association.

Given under my hand and seal this 24<sup>th</sup> day of April, 2017.

Lisa Dudley  
Notary Public

My Commission Expires: August 9, 2020

This instrument prepared by:  
Robert J. Wermuth/rgd  
STEPHENS MILLIRONS, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804  
Joel Bryant-CITI

**LESA DUDDEY**  
Notary Public, ID No. 561132  
State of Large, Kentucky  
My Commission Expires August 9, 2020

Grantee address:  
US Dept. of HUD  
Atlanta Homeownership Center  
Five Points Plaza  
40 Marietta Street  
Atlanta, GA 30303-2806



20180823000302450 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/23/2018 09:28:43 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name CitiMortgage, Inc.  
Mailing Address 1000 Technology Drive MS387  
O'Fallon, MO 63368

Grantee's Name US Dept. of HUD  
Mailing Address Atlanta Homeownership Center  
40 Marietta St., Five Points Plaza  
Atlanta, GA 30303

Property Address 4328 Morningside Drive  
Helena, AL 35080

Date of Sale 04/24/2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 126,100.00

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 county tax assessment

☐ 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 8/20/2018

Print Caitlin E. Bouldin

Sign

Caitlin E Bouldin

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20180823000302450 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/23/2018 09:28:43 AM FILED/CERT