

011-830187

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Lee R. Klinglesmith  
Melissa M. Klinglesmith  
2277 Richmond Circle  
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of One Hundred Ninety-Seven Thousand Five Hundred Ninety Dollars (\$197,590.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Lee R. Klinglesmith and Melissa M. Klinglesmith, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 10, according to the Survey of Chanda Terrace, 5th Sector, as recorded in Map Book 14, Page 10, in the Office of the Judge of Probate of Shelby County Alabama.**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 26, 2018

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated April 20, 2018 and recorded on April 23, 2018 in Instrument Number 20180423000135060.

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 April 23, 2018 and recorded on August 16, 2018 in Instrument Number 20180816000294130.

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 Lee R. Klinglesmith and Melissa M. Klinglesmith, 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 26 day of September, 2018.

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

By:

Michelle Duval  
HUD Delegated Authority

Closing Specialist

STATE OF New Hampshire  
COUNTY OF Hillsborough

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Michelle Duval, 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 September 21, 2018, 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 21 day of September 2018.

Kimberly Couture  
NOTARY PUBLIC  
My Commission Expires: 11/8/22

KIMBERLY COUTURE, Notary Public  
State of New Hampshire - County of Hillsborough

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



**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.S. Department of Housing & Urban Development  
 Mailing Address 4975 Lacross Road Suite 314  
Charleston, SC 29406

Grantee's Name Lee R. Kinglesmith & Melissa M. Kinglesmith  
 Mailing Address 242 High Ridge Drive  
Pelham, AL 35124

Property Address 2277 Richmond Circle  
Pelham, AL 35124

Date of Sale 09/26/2018Total Purchase Price \$ 197,590.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/02/2018 01:57:26 PM  
 \$38.00 CHERRY  
 20181002000351940

*Allen S. Boyd*

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 \_\_\_\_\_

Print Leanne G. Ward\_\_\_\_\_  
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one