

20190108000008050  
01/08/2019 10:39:20 AM  
DEEDS 1/3

HUD Case No. 011-866079

**This instrument prepared by:**  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
Oswald Alessandro Quintana Barrios  
527 Sugarberry Dr  
Maylene, AL 35114

## SPECIAL WARRANTY DEED

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of

**One Hundred Eighteen Thousand Dollars and 00/100**-----

(\$118,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

**The Secretary of Housing and Urban Development**

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

**Oswald Alessandro Quintana Barrios**

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 58A, according to the Survey of The Enclave Phase 1, a resurvey of Lots 57-59, as recorded in Map Book 42, Page 33, in the Probate Office of Shelby County, Alabama**

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:**

1/8/19

Subject to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appear of record.

\$ 0.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD**, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7 day of January, 2019.

Secretary of Housing and Urban Development  
By: KM Minemier & Associates, LLC  
Asset Management Contractor

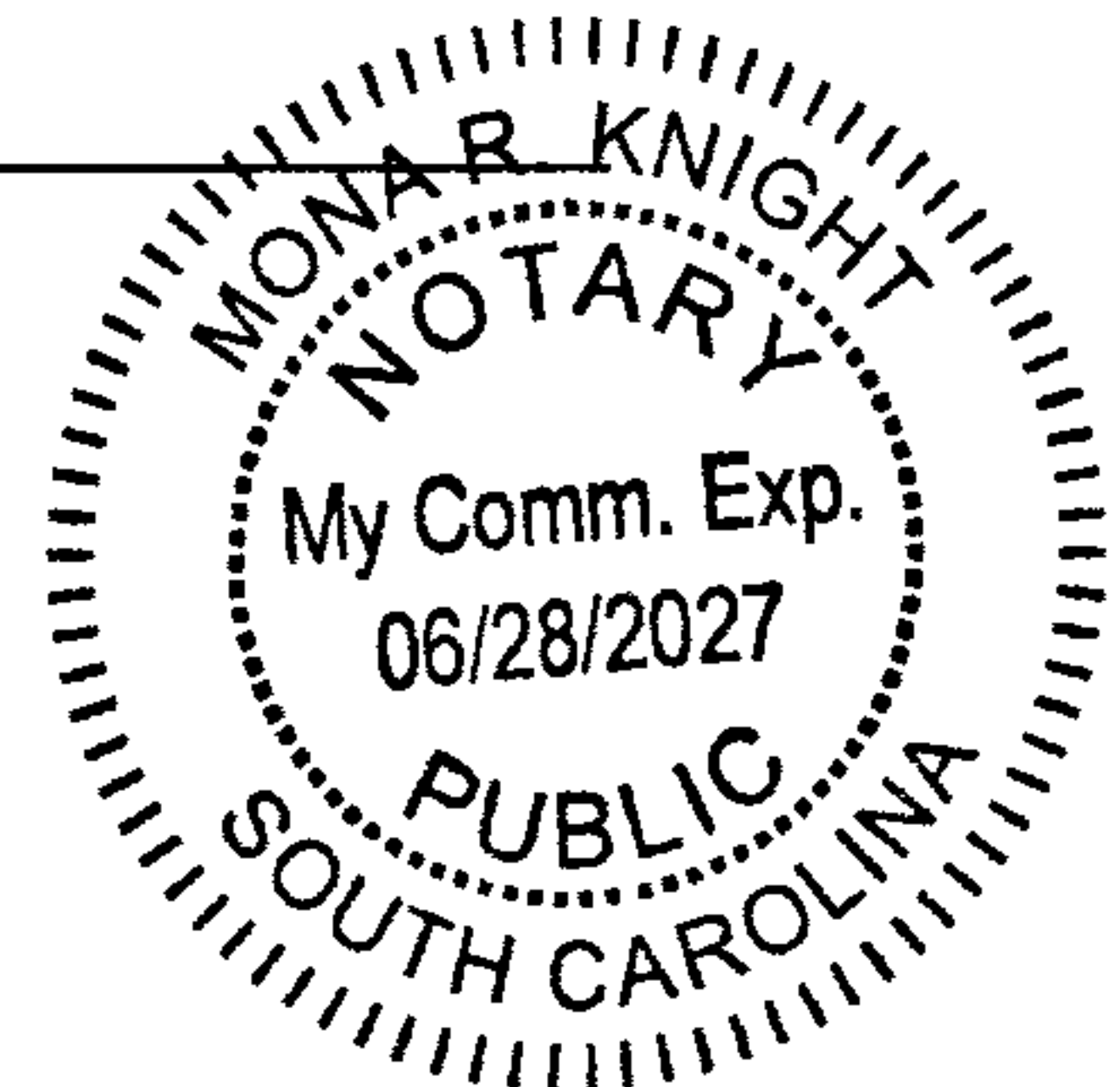
By: A. T. B.  
Jennilee Burden  
HUD Delegated Authority

STATE OF South Carolina  
Charleston COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennilee 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 of January 7 2019, by virtue of the authority vested in him/her by the delegation of authority, and acknowledge before me on this day that, being information 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 the 7 day of January, 2019.

Monal R. Knight  
Notary Public  
My Commission Expires: \_\_\_\_\_



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

Grantor's Name Sec of Housing & Urban Dev  
Mailing Address 4975 Lacross Rad, Ste 314  
Charleston, SC 29406

Grantee's Name Oswald Alessandro Quintana Barrios  
Mailing Address 527 Sugarberry Dr  
Maylene, AL 35114

Property Address 504 Enclave Ct  
Calera, AL 35040

Date of Sale 1/8/2019  
Total Purchase Price \$ 118,000.00

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  
01/08/2019 10:39:20 AM  
\$139.00 CHERRY  
2019010800008050

*Alex S. Byrd*

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 1/8/19

Print Sandy F. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1