

Case No. 011-590596

SPECIAL WARRANTY DEED

Send Tax Notice To:
Bene Turner
44 Evelyn St.
Trussville, AL. 35173

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
1325 Highway 491
Vandiver, AL. 35176

KNOW ALL MEN BY THESE PRESENTS, that the Secretary of Housing and Urban Development, of Washington, D.C., his successors and assigns, for and in consideration of FIFTY-NINE THOUSAND and No/100 Dollars (\$59,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto BENE TURNER, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

See Exhibit "A" attached hereto and made a part hereof by reference.

INCLUDED WITH PROPERTY: 1996 Manufactured Home, Make: Crown, Model: 8030, Serial No. CHAL1664A and CHAL1664B, Size: 27.6 x 60.5, which is permanently affixed to said real estate.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 24, 2019

Further subject to the rights of redemption applicable under the laws of the State of Alabama, which rights expire on April 16, 2019.

Being the same property acquired by the Secretary of Housing and Urban Development, of Washington D.C. his successors and assigns, pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.). Deed dated May 22, 2018 and recorded on June 7, 2018, in Instrument No. 20180607000200960, Pages 1, 2, and 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said BENE TURNER, in fee simple, and to her 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 18 day of January, 2019.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By KM Minemier & Associates, LLC,
Management and Marketing Contractor for
HUD-State of Alabama

By: Annika Burden
Designated Signatory for KM Minemier &
Associates, LLC

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Annika 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 January 18, 2019, by virtue of the authority vested in him/her by the delegation of authority published at FR-4837-D-57 (July 25, 2005), 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 18 day of January, 2019.

Monar R. Knight
NOTARY PUBLIC
My Commission Expires: _____



EXHIBIT "A"

Parcel I:

Beginning 70 yards North of the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, and run North 70 yards; then East to the West line of the central of Georgia Railroad right of way; then Southeasterly along said railroad right of way to the North line of Shelby County Highway No. 491 right of way; thence Westerly along said highway right of way to a point due East of the point of beginning; thence West to the point of beginning.

Parcel II:

Beginning 140 yards North of the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point 70 yards South of the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence turn right and run East 140 yards then turn right and run South 70 yards; then turn right and run West to the West right of way line of Central of Georgia Railroad; then turn left and run along West right of way line of Central of Georgia Railroad to a point 140 yards North of the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run West parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Sections to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	The Secretary of Housing and Urban Development (OLD FHA Case No. 011-590596)	Grantee's Name	Bene Turner
Mailing Address	40 Marietta Street Atlanta, GA 30303	Mailing Address	44 Evelyn Street Trussville, AL 35173
Property Address	1325 Highway 491 Vandiver, AL 35176	Date of Sale	January 24, 2019
		Total Purchase Price	\$59,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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.

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.


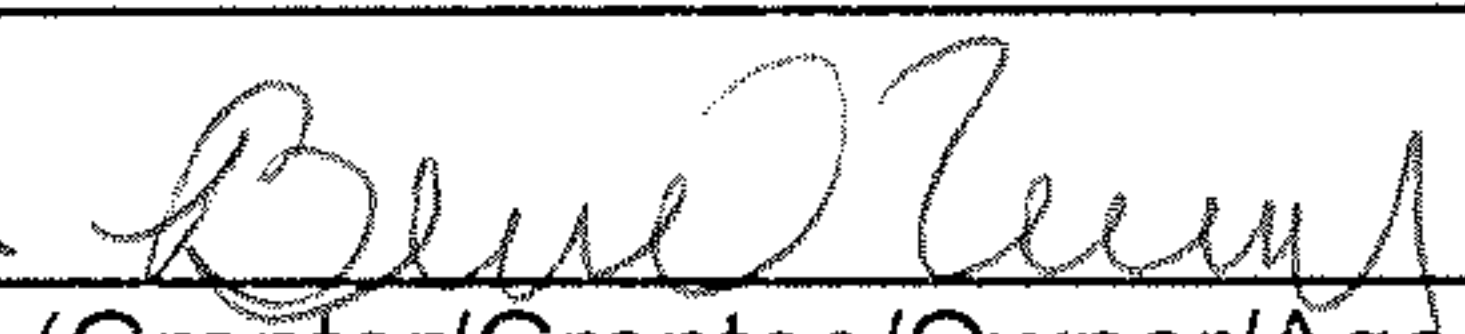
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	January 24, 2019	Print	Bene Turner
Unattested		Sign	By 
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one Bene Turner



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2019 03:16:08 PM
\$80.00 CHERRY
20190124000026280

Allen S. Bayl