

Send tax notice to:
Vickey Wingard
314 Highway 25 East
Columbiana, AL 35051
File No. PEL1900066

20190219000051440
02/19/2019 08:54:19 AM
DEEDS 1/3

Case No. 011-577535

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that The Secretary of Housing and Urban Development (hereinafter referred to as "Grantor"), for and in consideration of the sum of Forty Five Thousand and 00/100 Dollars (\$45,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto Vicki Wingard, (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Commence at the SW corner NW 1/4, SE 1/4, Section 24, Township 21 South, Range 1 West, run South 00 degrees 58 minutes 59 seconds West for a distance of 84.41 feet; thence run South 77 degrees 56 minutes 48 seconds East for a distance of 120.36 feet to the point of beginning; thence continue South 77 degrees 56 minutes 48 seconds East for a distance of 181.26 feet to the West right of way line of Highway No. 25; thence run North 19 degrees 12 minutes East along highway right of way for a distance of 175.85 feet; thence run North 44 degrees 59 minutes West for a distance of 116.0 feet; thence run North 89 degrees 05 minutes West for a distance of 127.6 feet; thence run South 06 degrees 51 minutes West for a distance of 213.84 feet to the point of beginning. Less and except any part of subject property lying within a road right of way.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 14, 2019.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 28, 2017 and recorded in Instrument No 20170830000315930 in the Probate Office of Shelby County, Alabama and corrected foreclosure deed dated October 2, 2017 and recorded in Instrument No 20171005000364430 in the Probate Office of Shelby County, Alabama.

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 October 25, 2017 and recorded on May 2, 2018 in Instrument No 20180502000149320 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Vickey Wingard, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature of equality 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 13 day of February 2019.

THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

Qu B.
By: Jennika Burden
As: Project Manager

Case No. 011-577535

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Jennika 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 February 13, 2019, by virtue of authority vested in him/her by the delegation of authority published at Federal Register Notice 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 The Secretary of Housing and Urban Development, on the day and year above stated.

GIVEN under my hand and seal this the 13 day of February, 2019.



Monar R. Knight
NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____

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This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Parkway Suite 280
Birmingham, AL 35243
S. Kent Stewart

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	Grantee's Name	Vicky Wingard
Mailing Address	Five points Plaza 40 Marietta Street Atlanta, GA 30303	Mailing Address	314 highway 25 east Columbiana, AL 35051
Property Address	314 highway 25 east Columbiana, AL 35051	Date of Sale	2/13/2019
		Total Purchase Price	\$45,000
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

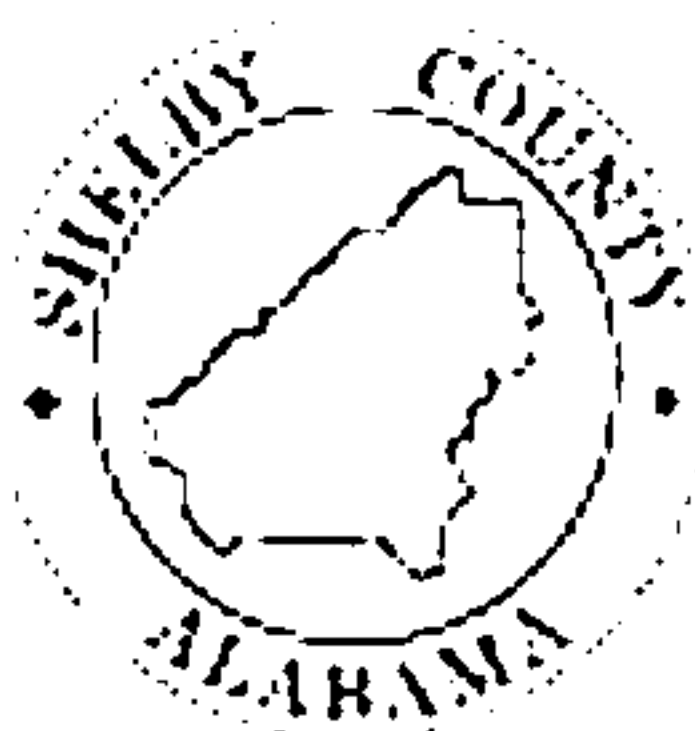
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	2/13/2019	Print	Skyler Murphy
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2019 08:54:19 AM
\$66.00 CHARITY
20190219000051440

Allen S. Bayl