20190304000068080 1/5 $28.00
Shelby Cnty Judge of Probate, AL
03/04/2019 01:40:59 PM FILED/CERT

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
2 20th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 913218 / Shrestha

Send Property Tax Notice to:
Secretary of Housing and Urban Development (c/o Information Systems Network Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St Suite 1D, Oklahoma City, OK 73107)

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars ($10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Branch Banking and Trust Company**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Secretary of Housing and Urban Development** (c/o Information Systems Network Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St Suite 1D, Oklahoma City, OK 73107), (hereinafter referred to as "GRANTEE"), its successors and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 22, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED APRIL 23, 2018, RECORDED IN INSTRUMENT NO. 20180504000152670, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

File No.: 913218
Shrestha, Desiree

IN WITNESS WHEREOF, BB&T (Grantor), by Roy Lloyd, its Banking Officer, who is authorized to execute this conveyance, has hereto set its signature and seal , on this 14 day of May, 2018.

Branch Banking and Trust Company

By: Roy Lloyd (Seal)
Name:
Title:
Banking Officer

THE STATE OF S.C
COUNTY OF GREENVILLE

I, the undersigned Notary Public, in and for said county, in said state hereby certify that ROY LLOYD who is BANKING OFFICER of BBT 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 as such officer with full authority, executed same voluntarily for and as the act of BANKING OFFICER.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 14th day of MAY, 2018.

Cordelia L Jackson
NOTARY PUBLIC

My Commission expires: Sept. 25, 2019

CORDELIA L JACKSON
COMM. EXP.
NOTARY
PUBLIC
SEPTEMBER 25, 2019
SOUTH CAROLINA

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CORPORATE AUTHORIZATION

Roy Lloyd was promoted to the position of Banking Officer for Branch Banking and Trust Company (BB&T) and has continuously held this position since April 29, 2014.

Roy Lloyd had, has and continues to have, by virtue of position, the authority to execute documents necessary and proper to conduct her position as Banking Officer. Said authority is inherent in her position and the authority to conduct said position is necessarily performed without need of further authorization or resolution of BB&T.

Mr. Lloyd may execute certain documents under her inherent authority and said documents, include, but are not limited to, substitution of trustee instruments, affidavits, assignments, deeds, conveyances, endorsements of Notes, releases, certificates of satisfaction and any other document necessary to perform her position on behalf of BB&T.

Dated this 1 day of July, 2014.

BRANCH BANKING AND TRUST COMPANY

BY: _____

Printed Name: Tim Day

Its: Executive Vice President

BRANCH BANKING AND TRUST COMPANY
BB and T
NORTH CAROLINA

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Its: Executive Vice President

BRANCH BANKING AND TRUST COMPANY
B B and T
NORTH CAROLINA

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Real Estate Sales Validation Form

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

Grantor's Name	Branch Banking and Trust Company	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	111 Millport Circle Greenville, SC 29607	Mailing Address	c/o Information Systems Network Corporation Shepherd Mall Office Complex 2401 NW 23rd St, Suite 1D Oklahoma City, OK 73107
Property Address	263 Cambrian Ridge Trail Pelham, AL 35124	Date of Sale	May 14, 2018
		Total Purchase price	$96,800.00
		or	
		Actual Value	
		or	
		Assessed 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)

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement
_____ Appraisal
x Other FC Sale

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 2/21/19 Print Matthew Aig

✓ Unattested _____ (verified by) Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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