

20191008000370910
10/08/2019 02:59:04 PM
DEEDS 1/2

011-568246

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
ANGIE RUTLEDGE
40 MAGNOLIA LANE
WILSONVILLE, AL 35186

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of TWENTY THREE THOUSAND SIX HUNDRED SIXTY SIX AND NO/100 (\$23,666.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto ANGIE RUTLEDGE, in fee simple, together with every right of reversion, the following described real property situated in the County of SHELBY, State of Alabama:

A part of the Southwest Quarter of Northwest Quarter of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: commencing at a point in the center of the Southern Railway track at the East end of a culvert being the first culvert East of the Wilsonville Depot and run Easterly along the center of the Southern Railway track, a distance of 30 feet; thence Northerly and perpendicular to center line of Southern Railway 50 feet, being the Southeast corner of lot deeded to Dewey F. Bolton as shown by deed recorded in Deed Book 136, Page 77; thence in an Easterly direction and parallel with and 50 feet from centerline Southern Railway 355 feet for point of beginning, said point being the Southeast corner of the Sam Staudenmire lot; thence in a Northerly direction along East line of Stoudenmire lot a distance of 272 feet; thence in a Northeasterly or Easterly direction to an iron stake situated 15 feet East of a wateroak tree; thence run in a Northeasterly direction 300 feet, more or less, to a stake on West boundary of a lot formerly owned by H.R. Tolbert and known as Huston lot; thence in a Southerly direction along West line of said Huston lot 412 feet to North boundary of Southern Railway right of way; run thence in a Westerly direction along the Northerly boundary of said railway right of way 200 feet, more or less, to point of beginning. Situated in Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

October 4, 2019

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated APRIL 17, 2017 and recorded on MAY 2, 2017 in INSTRUMENT NUMBER 20170502000151240.

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 MAY 11, 2017 and recorded on MAY 31, 2018 in INSTRUMENT NUMBER 20180731000273560.

TO HAVE AND TO HOLD to the said ANGIE RUTLEDGE, 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 1 day of October, 2019.

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

By: [Signature]

Jennile Burdin
HUD Delegated Authority

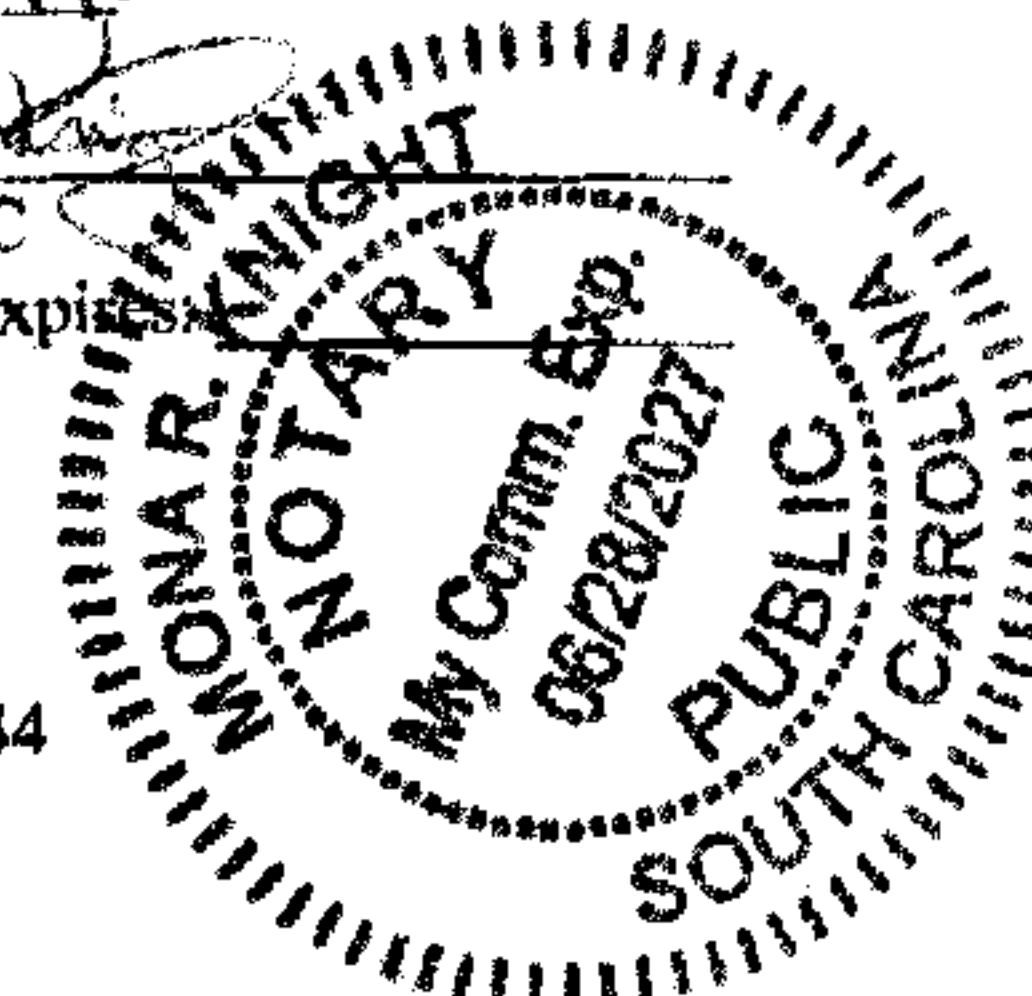
STATE OF South Carolina
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jennile Burdin, 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 October 1, 2019, 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 1 day of October, 2019.

Mona R. Knight
NOTARY PUBLIC
My Commission Expires

THIS INSTRUMENT PREPARED BY:
David Jamieson, Attorney at Law
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 SECRETARY OF HOUSING AND
 Mailing Address URBAN DEVELOPMENT
 40 MARIETTA STREET NW, FIVE POINT PLAZA
 ATLANTA, GA 30303

Grantee's Name ANGIE RUTLEDGE
 Mailing Address 9064 AIRPORT RD
 BIRMINGHAM, AL 35217

Property Address 40 MAGNOLIA LANE
 WILSONVILLE, AL 35186

Date of Sale OCTOBER 4, 2019
 Total Purchase Price \$ 23,666.00

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)

☐ 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 ANTHONY METCALFE

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2019 02:59:04 PM
 \$49.00 CHARITY
 20191008000370910

Allen S. Reed

Form RT-1