

20191118000427770  
11/18/2019 02:41:33 PM  
DEEDS 1/2

011-657448

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY  
PROPERTY ADDRESS:  
Katelyn Serio  
Matthew Kilgore  
1096 Country Club Court  
Birmingham, AL 35244

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of **Three Hundred Eighty Five Thousand Dollars (\$385,000.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Katelyn Serio and Matthew Kilgore**, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

**Lot 3407, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 17, 2019

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated June 25, 2019 and recorded on June 26, 2019 in Instrument Number 20190626000227790.

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 June 25, 2019 and recorded on June 26, 2019 in Instrument Number 20190626000227790.

**TO HAVE AND TO HOLD** to the said **Katelyn Serio and Matthew Kilgore**, 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 14 day of November 2019.

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

By: [Signature]  
Jennika Burdin  
HUD Delegated Authority

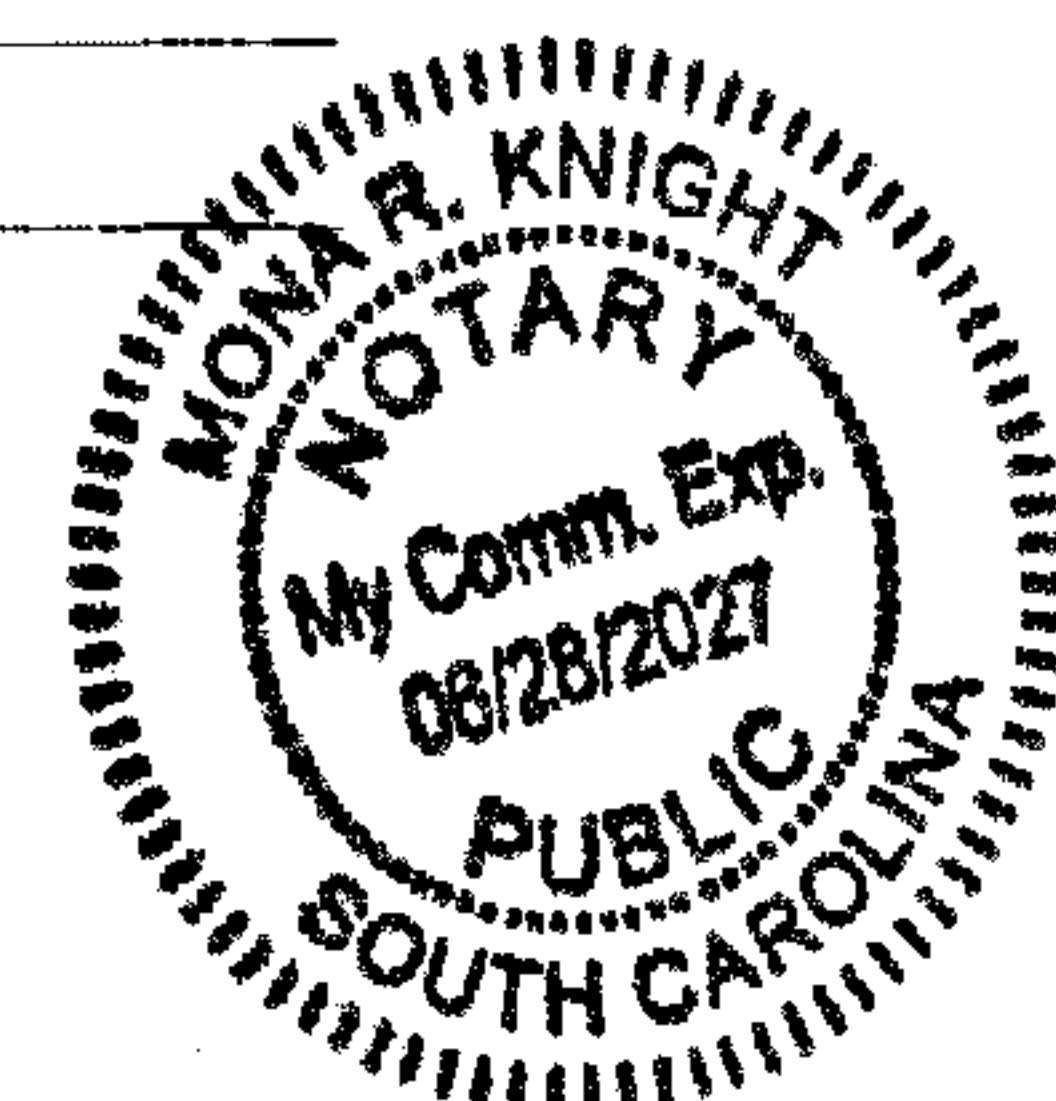
STATE OF South Carolina  
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jennika 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 November 14, 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 14 day of November 2019.

[Signature]  
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 US Department of Housing & Urban Development  
 Mailing Address 40 Marietta Street NW; Five Points Plaza  
Atlanta, GA 30303

Grantee's Name Katelyn Danielle Serio  
 Mailing Address 1096 Country Club Court  
Hoover, AL 35244

Property Address 1096 Country Club Court  
Hoover, AL 35244

Date of Sale 11/15/19  
 Total Purchase Price \$ 385,000.00

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  
 11/18/2019 02:41:33 PM  
 \$44.50 CHERRY  
 20191118000427770

*Alvin 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 \_\_\_\_\_

Print Leanne G. Ward

Unattested

(verified by)

Sign *Leanne G. Ward*

(Grantor/Grantee/Owner/Agent) circle one