

20200709000283790
07/09/2020 08:51:58 AM
DEEDS 1/3

011-643626

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Angie Rutledge
511 Wallace Drive
Shelby, AL 35143

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of Two Hundred Fifty Six Thousand Six Hundred Sixty Six Dollars (\$256,666.00), 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:

Parcel I:

Parcel 4-A2 according to the map of Oglesby Amendment to Shelby Shores as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores as recorded in Map Book 10, Page 51, in the Probate office of Shelby County, Alabama.

ALSO

A parcel of land in the East 1/2 of the SE 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Parcel 4-A of the 1986 addition to Shelby Shores are recorded in the Office of the Judge of Probate of Shelby County, Alabama: thence run Southeasterly along the Southwest lien of said Parcel 4-A a distance of 1407.47 feet; thence turn left 41 degrees 34 minutes 40 seconds and continue along the Southwest lien of said Parcel 4-A a distance of 200.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 222.97 feet; thence turn right 41 degrees 54 minutes 40 seconds and continue Northwest 1432.85 feet to a point on the Southeast right-of-way and Shelby County Highway #42; thence turn right 92 degrees 19 minutes 10 seconds and run Northeast along said right of way 60 feet to the point of beginning. According to survey of Amos Cory, P.L.S. 10550, dated September 18, 1987.

Parcel II:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter 330 79 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly 426 69 feet to a point on the Southerly margin of Shelby County Highway No. 42; thence run 154 degrees 09 minutes 23 seconds right and run Southeasterly 1,031 95 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 335.94 feet to a steel pin corner; thence turn 138 degrees 05 minutes 20 seconds right and run Westerly 250.01 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly 224.40 feet to the point of beginning. According to survey of Joseph F. Conn, R.L.S. 9049, dated July 24, 1996.

Parcel III:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, thence run East along the South line thereof 325.37 feet; thence 90 degrees left run Northerly 426.69 feet to the Southerly right of way of Shelby County Highway 42 and the point of beginning; thence 154 degrees 09 minutes 23 seconds right run Northeasterly along said right of way 60.00 feet; thence turn 87 degrees 40 minutes 50 seconds right run Southeasterly 1394.19 feet; thence 81 degrees 06 minutes 02 seconds right run Southwesterly 60.61 feet; thence 98 degrees 53 minutes 58 seconds right run Northwesterly 1406.00 feet to the point of beginning.

APN: 31-3-07-0-002-001.039.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

7-2-2020

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 November 8, 2019 and recorded on November 22, 2019 in Instrument Number 20191209000453400.

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 30 day of June, 2020.

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

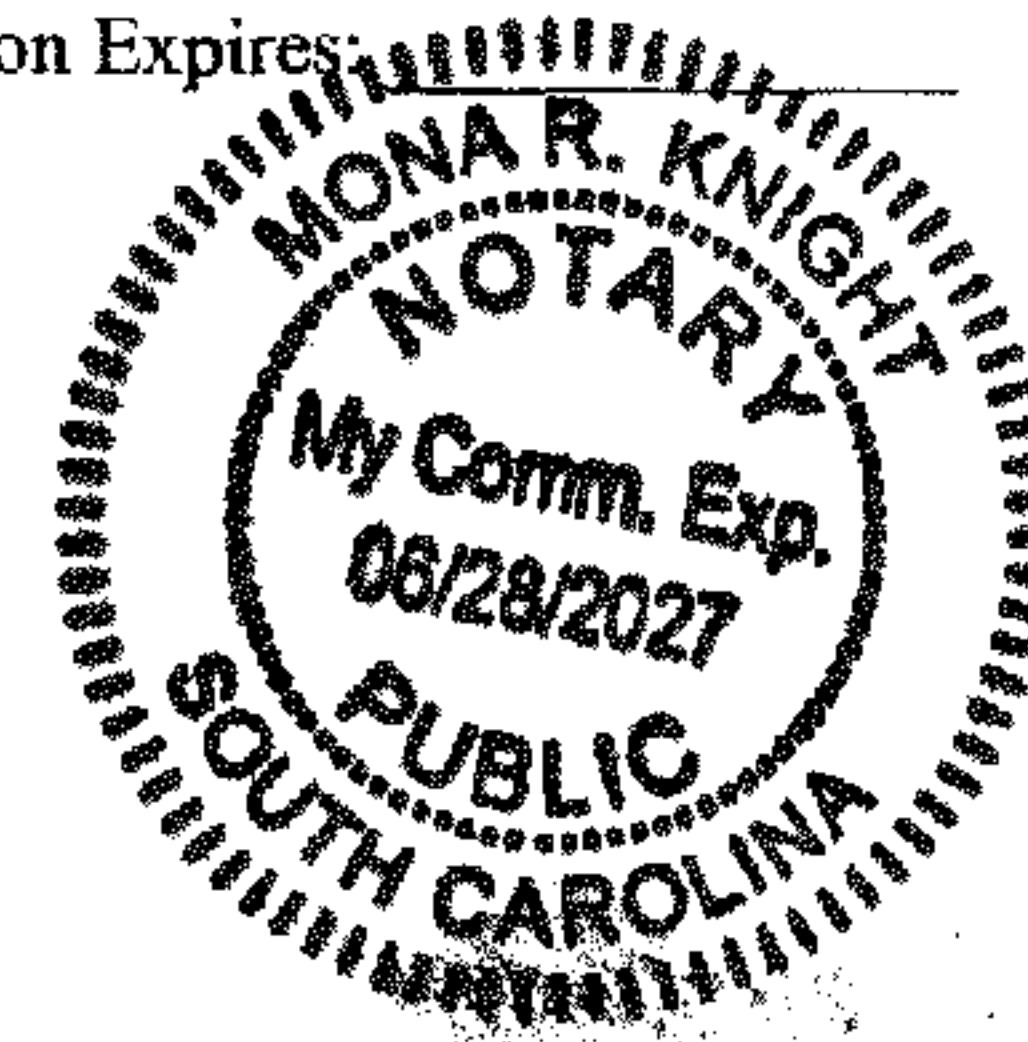
By: [Signature]
Jamille Burdon
HUD Delegated Authority

STATE OF South Carolina
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Jamille Burdon, 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 June 30, 2020, 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 30 day of June, 2020.

Monna 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 & Urban
 Mailing Address Development Case # 011-643626
40 Marietta Street NW, Five Points Plaza
Atlanta, GA 30303

Grantee's Name Angie Rutledge
 Mailing Address 9064 Airport Road
Birmingham, AL 35217

Property Address 511 Wallace Drive
Shelby, AL 35143

Date of Sale 07/03/2020
 Total Purchase Price \$ 256,666.00

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
 07/09/2020 08:51:58 AM
 \$285.00 CHERRY
 20200709000283790

Leanne G. Ward

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 _____

Print Leanne G. Ward

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one