

20200730000320720
07/30/2020 09:54:11 AM
DEEDS 1/3

011-876061

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Felix A. Armijo
Karla V. Tejada Franco
5563 Highway 17
Helena, AL 35080

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of One Hundred Seven Thousand Six Hundred Fifty Nine Dollars and 57/100 (\$107,659.57), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Felix A. Armijo and Karla V. Tejada Franco, 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 :

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North a distance of 432 feet; thence West a distance of 78 feet; thence South 432 feet; thence run East a distance of 46 feet to the point of beginning. Being in the SW 1/4 of the NE 1/4 of Section 28 Township 20 South, Range 3 West. As per deed in Book 324, Page 123 recorded in the Probate Office of Shelby County, Alabama.

Less and Except:

A parcel of land in the SW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: begin at the SE corner of said 1/4 1/4 section; thence run North along the West 1/4 1/4 line 160.00 feet; thence turn left 90°00'00" and run West 42.97 feet to a point on the East right of way of Shelby County Highway No. 17; thence turn left 97°14'22" and run SE 160.89 feet along said right of way; thence turn left 81°45'32" and run East 22.70 feet to the point of beginning.

Parcel II:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said 1/4 1/4 section; thence run North along the West 1/4 1/4 line 311.36 feet to the point of beginning; thence continue along the last course 130.72 feet; thence turn right 91°02'52" and run East 55.84 feet; thence turn right 88°48'37" and run South 56.84 feet; thence turn right 37°41'11" and run Southwest 91.85 feet to the point of beginning.

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

July 27, 2020

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 3, 2018 and recorded on December 16, 2018 in Instrument Number 20181206000427120.

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 April 22, 2019 and recorded on January 24, 2020 in Instrument Number 20200124000033650.

TO HAVE AND TO HOLD to the said Felix A. Armijo and Karla V. Tejada Franco, 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 03 day of July, 2020.

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

By:

Kate Connor
HUD Delegated Authority

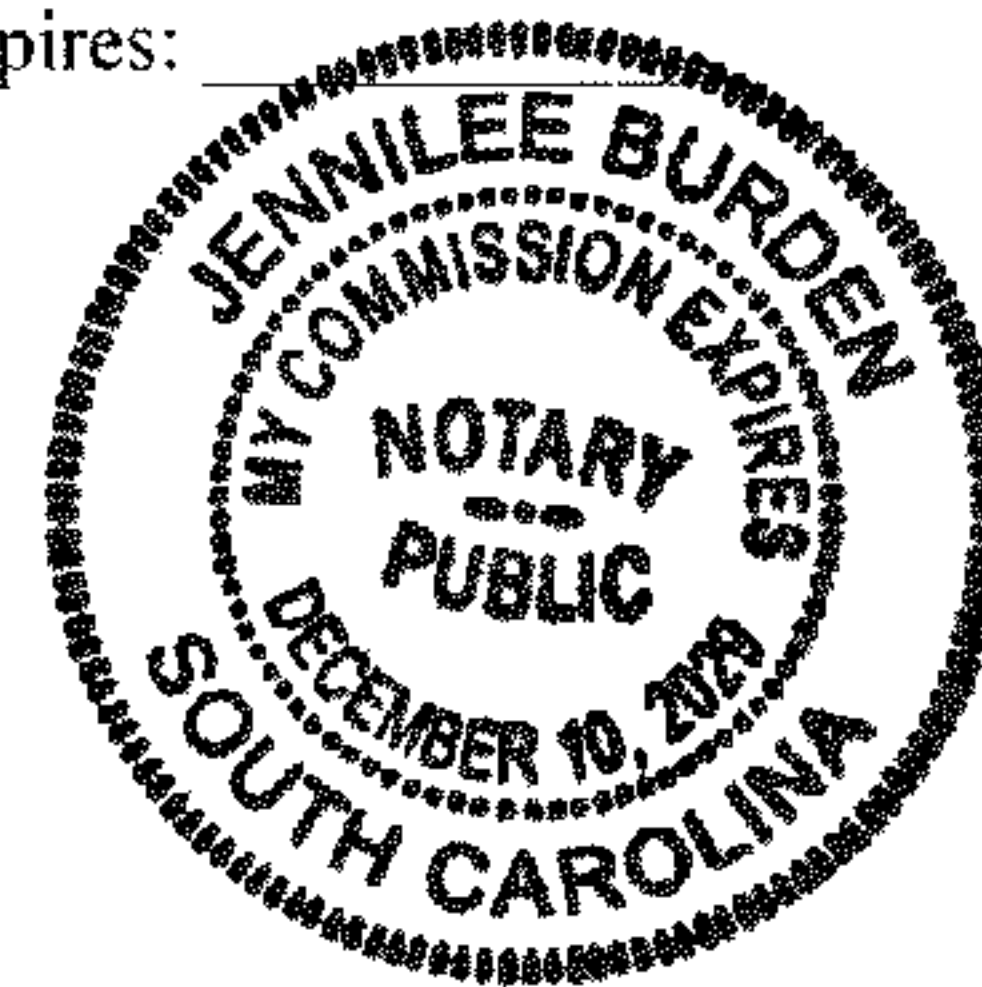
STATE OF South Carolina
COUNTY OF Charleston

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Kate Connor, 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 July 03, 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 03 day of July, 2020.

Q. TS
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
David Jamieson, Attorney at Law
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2020 09:54:11 AM
\$50.00 JESSICA
20200730000320720

20200730000320720 07/30/2020 09:54:11 AM DEEDS 3/3

Alvin S. Boyd

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 Development
Mailing Address 40 Marietta Street NW, Five Points Plaza
Atlanta, GA 30303

Grantee's Name Felix A Armijo & Karia V Tejada Franco
Mailing Address 1820 Madison Avenue SW
Birmingham, AL 35211

Property Address 5563 Highway 17
Helena, AL 35080

Date of Sale 07/27/2020
Total Purchase Price \$ 107,659.57

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 Leanne G Ward

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1