

20210129000050390
01/29/2021 02:59:29 PM
DEEDS 1/4

Send tax notice to:
Alejandra Saucedo-Corpus
Saul Saucedo Saucedo
400 Highway 97
Columbiana, AL 35051
PEL2100028

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

HUD Case #011-762446

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Three Thousand and 00/100 Dollars (\$73,000.00)**, which can be verified by the Sales Contract, in hand paid to the undersigned, **Secretary of Housing and Urban Development**, whose mailing address is **40 Marietta St., Five Points Plaza, Atlanta, GA 30303** (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto **Alejandra Saucedo-Corpus and Saul Saucedo Saucedo**, as joint tenants with right of survivorship, whose mailing address is **400 Highway 97, Columbiana, AL 35051** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, the address of which is **400 Highway 97, Columbiana, AL 35051**, to wit:

**A TRACT OF LAND LOCATED IN SHELBY COUNTY, ALABAMA;
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 21
SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE
NORTHERLY ALONG THE WEST LINE OF SAID QUARTER - QUARTER
SECTION A DISTANCE OF 486.00 FEET TO A POINT; THENCE TURN A
DEFLECTION ANGLE OF 88 DEGREES, 00 MINUTES, 30 SECONDS RIGHT
AND RUN EASTERLY A DISTANCE OF 16.64 FEET TO A POINT ON THE
EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 97;
THENCE TURN A DEFLECTION ANGLE OF 00 DEGREES, 03 MINUTES, 30
SECONDS LEFT AND RUN EASTERLY ALONG EXISTING PROPERTY LINE
A DISTANCE OF 629.25 FEET TO THE POINT OF BEGINNING OF THE
PROPERTY BEING DESCRIBED. THENCE CONTINUE ALONG LAST
DESCRIBED COURSE, A DISTANCE OF 690.38 FEET TO A POINT; THENCE
TURN A DEFLECTION ANGLE OF 87 DEGREES, 58 MINUTES, 28 SECONDS
LEFT AND RUN NORTHERLY A DISTANCE OF 272.89 FEET TO A POINT;
THENCE TURN A DEFLECTION ANGLE OF 92 DEGREES, 00 MINUTES, 00
SECONDS LEFT AND RUN WESTERLY A DISTANCE OF 823.51 FEET TO A
POINT; THENCE TURN A DEFLECTION ANGLE OF 114 DEGREES, 22
MINUTES, 38 SECONDS LEFT AND RUN SOUTHWESTERLY A DISTANCE
OF 299.54 FEET TO THE POINT OF BEGINNING.**

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SUBJECT TO:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$-0- OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To Have and To Hold to the said grantee, their heirs and assigns forever.
Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

This Deed shall be made effective on January 29th, 2021.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25
day of January, 2021.

Secretary of Housing & Urban Development


By: John Fisher

Its: Project Manager

STATE OF SOUTH CAROLINA
CHARLESTON County

I, The Undersigned, a notary for said County and in said State, hereby certify that
John Fisher, whose name as Project Manager of
Secretary of Housing & Urban Development, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

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WITNESS my hand and official seal in the county and state aforesaid this the 25 day
of January, 2021.

:

(S E A L)

Monar R. Knight
Notary Public
My Commission Expires:



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 Urban Development
 Mailing Address 40 Marietta St Five Points Plaza
Atlanta, GA 30303

Grantee's Name Alejandra Saucedo- Corpus and Saul Saucedo Corpus
 Mailing Address 400 Highway 97
Columbiana AL 35051

Property Address 400 Highway 97
Columbiana AL 35051

Date of Sale 1/29/2021
 Total Purchase Price \$ 73,000

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

☐ 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 1-29-21

Print Skyler Murphy

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/29/2021 02:59:29 PM
 \$104.00 CHERRY
 20210129000050390

Allen S. Bayl