

20220826000335080
08/26/2022 02:42:02 PM
DEEDS 1/3

011-709565

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
4562 Old Caldwell Mill Road
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of Two Hundred Eighty Nine Thousand Nine Hundred Dollars (\$289,900.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Curtis L. Witherington and Bonnie W. Stapp, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

See Exhibit A

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8-25-2022

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 March 8, 2022, and recorded on March 9, 2022 in Instrument Number 202203090000098790.

TO HAVE AND TO HOLD to the said Curtis L. Witherington and Bonnie W. Stapp, 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 23 day of August, 2022

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Asset Manager Contractor

By: [Signature]
Machelle Redmond
Principal
HUD Delegated Authority

STATE OF Georgia
COUNTY OF Fulton

I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Machelle Redmond, 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 August 25, 2022, 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 23 day of August 2022

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/23/2025

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



EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:

**A PART OF THE SW 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF SAID 1/4-1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAME A DISTANCE OF 145.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 220.0 FEET, THENCE 98 DEG 21 MIN TO THE RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 128.21 FEET, THENCE 86 DEG 28 MIN TO THE RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 201.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE OLD CALDWELL MILL ROAD, SAID POINT BEGIN ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEG 32 MIN A RADIUS OF 406.70 FEET, THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION A DISTANCE OF 110.31 FEET TO THE POINT OF BEGINNING.**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2022 02:42:02 PM
 \$42.50 CHARITY
 20220826000335080

Allen S. Byrd

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 Curtis L. Witherington & Bonnie W. Stapp
 Mailing Address 925 Kensington Manor Drive
Calera, AL 35040

Property Address 4562 Old Caldwell Mill Road
Birmingham, AL 35242

Date of Sale 08/25/2022

Total Purchase Price \$ 289,900.00

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 Leanne G. Ward

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one