

STATE OF ALABAMA

COUNTY OF SHELBY

DEED IN LIEU OF FORECLOSURE



20221011000385980 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
10/11/2022 01:00:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Cullie E. Davidson, Jr., a single person, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, hereinafter called the Grantee, receipt of which is hereby acknowledged, and in further consideration of the agreement by the Grantee (as evidenced by Grantee's signature hereon) to accept conveyance of the real property described in a certain reverse mortgage dated October 19, 2009 and recorded in Instrument No. 20091028000404260 from Cullie E. Davidson, Jr., a single person, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Sun West Mortgage Company, Inc.; said reverse mortgage being lastly assigned to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT by instrument recorded in Instrument No. 20150508000152340 in the office of the Judge of Probate of Shelby County, Alabama, in lieu of foreclosure of said reverse mortgage, and to waive any claim for deficiency as to the unpaid balance of the indebtedness evidenced by promissory note and secured by said reverse mortgage, and to consider the promissory note representing said indebtedness as being discharged and satisfied by the execution and delivery of this instrument, and the acceptance thereof, do hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantee, all that certain real property in Shelby County, Alabama described as follows, to-wit:

Lot 2613, according to the survey of Weatherly Highlands, The Ledges, Sector 26, Phase One, as recorded in map Book 26, Page 145, in the Office of the Probate Judge of Shelby County, Alabama.
APN: 14-9-31-0-000-001.072.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, FOREVER.

The conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) are made subject to the following:

1. Lien of taxes hereafter falling due.
2. The conditions, covenants, reservations, restrictions, limitations, exceptions and easements applicable to the above described property contained and referred to in instruments recorded in said records, or on plat recorded in said records.
3. Any claim which might arise as the result of any discrepancy between the actual and record lengths and/or bearings of the property lines, from any fence which may not coincide with the lot lines, or from any overlaps or encroachments, if any.

RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

And, except as provided above, the Grantor, for himself, his heirs and personal representatives, hereby covenant to and with the said Grantee, its heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that he is in peaceful possession thereof, and has a perfect right to sell and convey the same; that the same is free from all encumbrances, and that he will forever warrant and defend the title to and possession of said property unto the said Grantee, its heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 20th day of

September, 2022.

GRANTOR:

Cullie E. Davidson, Jr.
Cullie E. Davidson, Jr.

GRANTEE:

SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
ITS SUCCESSORS AND ASSIGNS
By: NOVAD MANAGEMENT
CONSULTING, As Its Attorney in Fact

By: _____
Print: George Odoi
Title: Contract Manager - Duly Authorized

20221011000385980 2/4 \$35.00
Shelby Cnty Judge of Probate, AL
10/11/2022 01:00:11 PM FILED/CERT

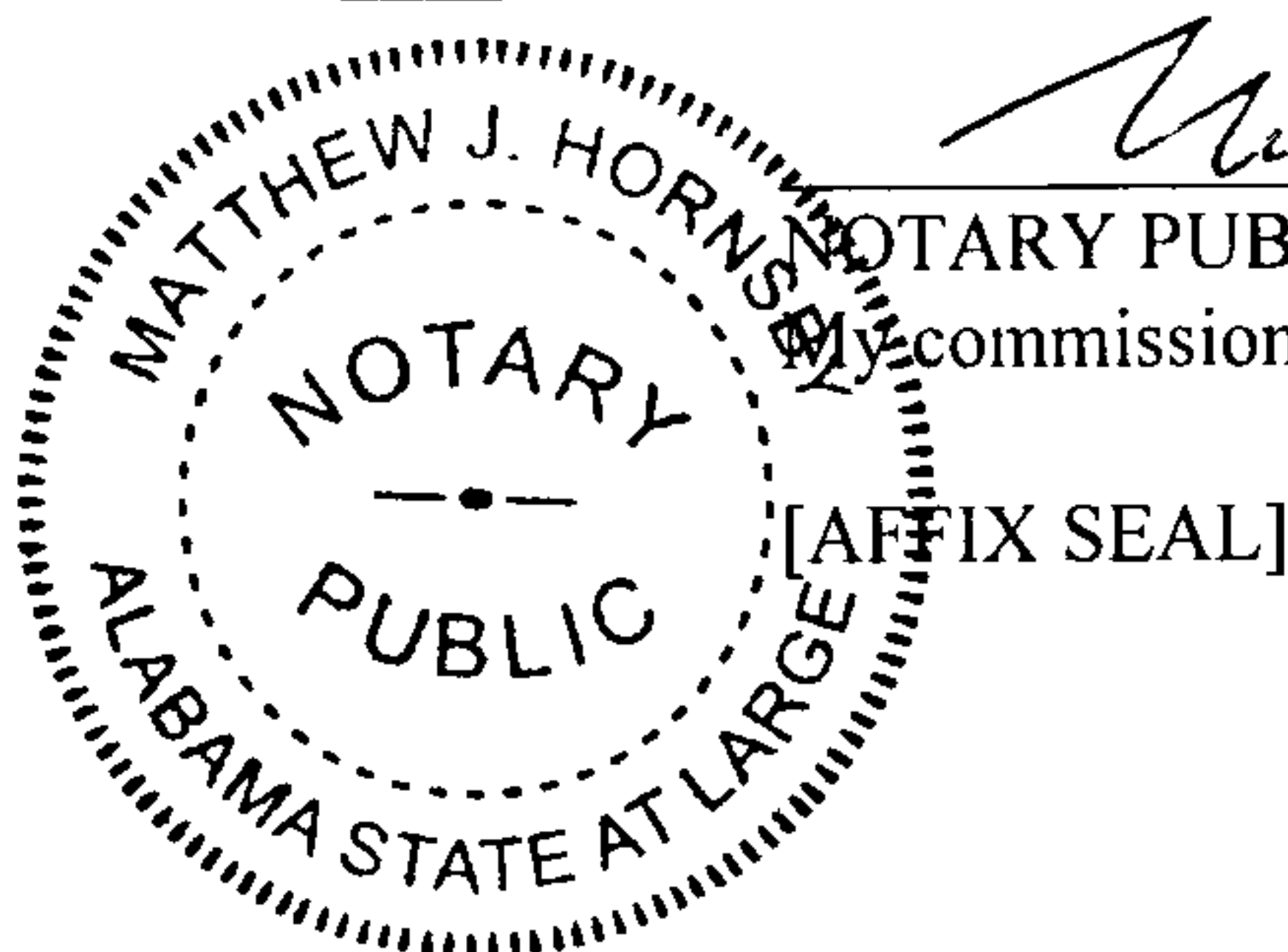
See
following
signature
page

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County in said State, hereby certify that Cullie E. Davidson, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20th day of September, 2022.



STATE OF _____

COUNTY OF _____

I, the undersigned Notary Public in and for said County in said State, hereby certify that George Odoi, whose name as Contract Manager for NOVAD Management Consulting, as attorney in fact for Secretary of Housing and Urban Development, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity.

Given under my hand and seal this ____ day of _____, 2022.

NOTARY PUBLIC
My commission expires: _____

[AFFIX SEAL]

See following
signature
page

This instrument prepared by:
Goodman G. Ledyard
Pierce Ledyard, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS:
451 7th St. SW
Washington, DC 20410

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this day of

 , 2022.

GRANTOR:

Cullie E. Davidson, Jr.



20221011000385980 3/4 \$35.00
Shelby Cnty Judge of Probate, AL
10/11/2022 01:00:11 PM FILED/CERT

GRANTEE:

SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
ITS SUCCESSORS AND ASSIGNS
By: NOVAD MANAGEMENT
CONSULTING, As Its Attorney in Fact

By: George Odoi
Print: George Odoi
Title: Contract Manager - Duly Authorized

STATE OF Oklahoma

COUNTY OF Oklahoma

I, the undersigned Notary Public in and for said County in said State, hereby certify that Cullie E. Davidson, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of September, 2022.

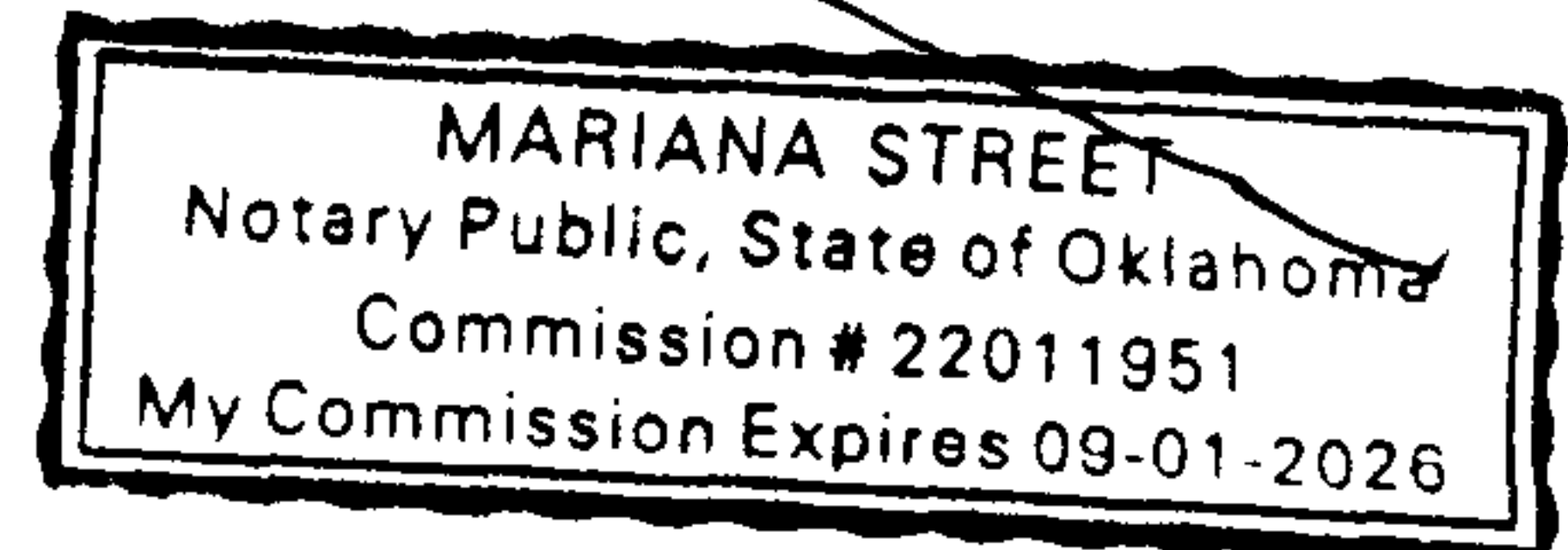
9/1/2026
NOTARY PUBLIC

My commission expires: Maria Street

[AFFIX SEAL]

STATE OF Oklahoma

COUNTY OF Oklahoma



I, the undersigned Notary Public in and for said County in said State, hereby certify that George Odoi, whose name as Contract Manager for NOVAD Management Consulting, as attorney in fact for Secretary of Housing and Urban Development, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity.

Given under my hand and seal this 13th day of September, 2022.



Maria Street
NOTARY PUBLIC

My commission expires: 9/1/26

[AFFIX SEAL]

This instrument prepared by:

Goodman G. Ledyard
Pierce Ledyard, P.C.
P.O. Box 161389
Mobile, AL 36616
(251) 338-1300

GRANTEE'S ADDRESS:

451 7th St. SW
Washington, DC 20410

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cullie E. Davidson, Jr.
Mailing Address 44 Shanghai Rd.
Springville, AL 35146

Grantee's Name Secretary of Housing &
Mailing Address Urban Development
451 7th St. SW
Washington, DC 20410

Property Address 450 Oxford Way
Pelham, AL 35124

Date of Sale 09/20/2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 343,130.⁰⁰



20221011000385980 4/4 \$35.00
Shelby Cnty Judge of Probate, AL
10/11/2022 01:00:11 PM FILED/CERT

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 Deed in Lieu of foreclosure

☐ 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 9/20/22

Print

Amy Bridges

Unattested

Sign

Amy Bridges

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1