

011-741465

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
86 Juniper Road
Shelby, AL 35143

KNOW ALL MEN BY THESE PRESENTS, that Secretary of Housing and Urban Development, for and in consideration of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Bryan A Conn, in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lots 17 thru 24, in Block 93, according to the Safford's Survey of the Town of Shelby, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: Dec 1, 2023

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 June 30, 2023 and recorded on July 11, 2023 in Instrument Number 20230711000205910.

TO HAVE AND TO HOLD to the said Bryan A. Conn, 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 29 day of Nov, 2023

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
By: Asset Manager Contractor

By: [Signature]
Alfreda Mayes
HUD Delegated Authority
Manager

STATE OF Georgia
COUNTY OF Fulton

I, undersigned, Alfreda Mayes, a Notary Public in and for said County in said State, do hereby certify that Alfreda Mayes, 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 29, 2023, 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 29 day of Nov, 2023



NOTARY PUBLIC
My Commission Expires: 06/09/2027

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/04/2023 08:01:15 AM
 \$31.50 BRITTANI
 20231204000348280

Alex 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 The Secretary of Housing
and Urban Development

Grantee's Name Bryan A. Conn

Mailing Address 40 Marietta Street
Northwest
Atlanta, GA 30303

Mailing Address 477 Southern Hills Drive
Calera, AL 35040

Property Address 86 Juniper Road
Shelby, AL 35143

Date of Sale December 1, 2023

Total Purchase Price \$130,000.00

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

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 December 1, 2023

Print Leanne G. Ward

Unattested

Sign Leanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one